

**Development Control Committee**  
Meeting to be held on 3 September 2014

Electoral Division affected:  
Fylde East

**Fylde Borough: application number LCC/2014/0101**  
**Construction and operation of a site for drilling up to four exploratory wells, hydraulic fracturing of the wells, testing for hydrocarbons, abandonment of the wells and restoration, including provision of access roads and improvement of accesses onto the highway, security fencing, lighting and other uses ancillary to the exploration activities, including the construction of a pipeline and a connection to the gas grid network and associated infrastructure to land west, north and east of Roseacre Wood and between Roseacre Road, Roseacre and Inskip Road, Wharles.**

Contact for further information:  
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**Executive Summary**

Application - Construction and operation of a site for drilling up to four exploratory wells, hydraulic fracturing of the wells, testing for hydrocarbons, abandonment of the wells and restoration, including provision of access roads and improvement of accesses onto the highway, security fencing, lighting and other uses ancillary to the exploration activities, including the construction of a pipeline and a connection to the gas grid network and associated infrastructure to land west, north and east of Roseacre Wood and between Roseacre Road, Roseacre and Inskip Road, Wharles.

**Recommendation – Summary**

That the Development Control Committee visits the proposed site at Roseacre Wood before determining the application.

**Applicant's Proposal**

Planning permission is sought for the construction and operation of a site for drilling up to four exploration wells, hydraulic fracturing of the wells, testing for hydrocarbons, abandonment of the wells and restoration, including provision of an access road and access onto the highway, security fencing, lighting and other uses ancillary to the exploration activities, including the construction of a pipeline and a connection to the gas grid network and associated infrastructure to land to the west, north and east of Roseacre Wood and between Roseacre Road, Roseacre and Inskip Road, Wharles. A supporting application for the installation of a monitoring array of 80 boreholes for seismic and water quality within the surrounding area has also been submitted (ref LCC/2014/0102). The applications

are supported by Planning Statement, Environmental Statement (ES) and Non Technical Summary. The ES provides a full description and assessment of the following:

- The application site and surroundings
- A description of the proposed development
- Scheme alternatives
- Air Quality
- Archaeology and cultural heritage
- Greenhouse gas emissions
- Community and socio economics
- Ecology
- Hydrogeology and ground gas
- Induced seismicity
- Landuse
- Landscape and visual amenity
- Lighting
- Noise
- Resources and waste
- Transport
- Water resources
- Public health

A full description of the proposed development will be provided when the application is presented for determination.

### **Description and Location of Site**

The proposed site extending over approximately 6.5ha including access tracks is located approximately equidistant between Roseacre and Wharles. Roseacre village is located approximately 400m to the north of the proposed site and Wharles some 800m to the south. The land and access track are currently in agricultural use. The site would be accessed via the B5269 Preston Road via Inskip Road and Higham Side Road and possibly via the adjoining MOD land at Inskip

A full description of the site and surrounding area and properties will be provided when the application is presented for determination.

### **Background**

There is no planning history to the site although a number of planning permissions have been granted for unconventional shale gas exploration operations in the Fylde and in West Lancashire. A full history of these activities will be provided when the application is presented for determination.

### **Planning Policy**

National Planning Policy Framework (NPPF)

Paragraphs 11 – 14, 17, 56 – 66, 79 – 81, 87 – 90, 100, 103, 109, 118 – 125, 144 and 147 are relevant with regard to the requirement for sustainable development, core planning principles, the requirement for good design, protecting green belt land, flood risk, conserving and enhancing the natural environment and facilitating the sustainable use of minerals.

Technical Guidance to the National Planning Policy Framework – Flood Risk and Minerals Policy

Paragraphs 33 – 48 are relevant with regards to the restoration and aftercare of minerals sites.

Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One

Policy NPPF 1 Presumption in favour of sustainable development  
Policy DM2 Development Management

Fylde Borough Local Plan

Policy SP2 Development in Countryside Areas  
Policy EP11 Building Design and Landscape Character  
Policy EP12 Conservation of Trees and Woodland  
Policy EP23 Pollution of Surface Water  
Policy EP24 Pollution of Ground Water  
Policy EP26 Air Pollution  
Policy EP27 Noise Pollution  
Policy EP28 Light Pollution

Consultations

The following bodies have been consulted or notified of the proposal:

LCC Developer Support (Highways)  
Treales Roseacre and Whales Parish Council  
Elswick Parish Council  
Newton with Clifton Parish Council  
Fylde Borough Council  
County Landscape Service  
County Ecology Service  
County Archaeology Service  
Environment Agency  
Highways Agency  
United Utilities  
Natural England  
Health and Safety Executive  
National Grid Gas and Electricity  
Department of Energy and Climate Change  
Blackpoll Airport Ltd  
Public Health England  
Lancashire Public Health  
Ministry of Defence

Blackpool Borough Council  
LCC Emergency Planning  
Police – Emergency Planning  
Civil Aviation Authority  
National Air Traffic Services Ltd  
Ramblers Association  
LCC Public Rights of Way

The application has been advertised in the press, notices posted on the land and nearby properties notified by letter.

A full summary of the consultee responses and those matters raised in letters of representation will be provided when the application is presented for determination.

### **Advice**

The planning application has generated a considerable amount of interest with several thousand representations having been received to date objecting to the proposal primarily in respect of visual, traffic, habitats, noise, pollution and seismic activity. A full summary of the representations received will be provided when the application is reported for determination.

A full assessment of the proposal against national policies and the policies of the development plan along with an assessment of the impacts of the proposal against those policies and in light of advice received from statutory consultees and representations received, will be provided in the report when the application is presented for determination.

However, given the nature of the proposal and level of public interest received to date, it is considered that the Committee visit the site before determining the application. This would have the benefit of members being familiar with the site and environs before determining the application and so having a clear understanding of the issues associated with the proposal.

### **Recommendation**

That the Development Control Committee visits the proposed Preston New Road site before determining the application.

### **Local Government (Access to Information) Act 1985 List of Background Papers**

<b>Paper</b>	<b>Date</b>	<b>Contact/Directorate/Ext</b>
LCC/2014/0096 LCC/2014/0097	27/3/14	Stuart Perigo/Environment/531948

### **Reason for Inclusion in Part II, if appropriate**

N/A