

DUNSFOLD PARISH COUNCIL

Tel: 01483 200980
email: dunsfoldparishclerk@btconnect.com

Unit 3, The Orchard
Chiddingfold Road
Dunsfold
GU8 4PB

1st June 2023

NOTICE OF A PARISH COUNCIL MEETING

Councillors are hereby summoned to attend the meeting of Dunsfold Parish Council to be held in the Nugent Room, Winn Hall, Dunsfold at **7.30 pm on Wednesday 7th June 2023.**

Members of the public are welcome to attend Parish Council meetings and are invited to put questions, relevant to the agenda, to the Council between 8.30 pm and 8.45 pm.

Celeste Lawrence - Clerk to the Council

AGENDA

1. APOLOGIES FOR ABSENCE

Recommendation: To receive apologies for absence.

2. DECLARATIONS OF INTEREST

Recommendation: To receive any declarations of interest from members in respect of any item to be considered at the meeting and changes to members registered interests.

SUSPEND THE MEETING FOR THE COMMONS COMMITTEE MEETING TO TAKE PLACE

3. RATIFY COMMONS COMMITTEE MEETING

Recommendation: The Chair of the Council to report on the proceedings of the Commons Committee meeting held and members to resolve to adopt the recommendations.

4. PARISH COUNCIL MINUTES

Recommendation: To approve the Minutes of the Annual Parish Council meeting held on the 18th May and the Extraordinary meeting held on 25th May as a correct record of decisions taken and the Chair of the Council to sign the Minutes.

5. REVIEW OF ACTIONS FROM THE PREVIOUS PARISH COUNCIL MEETING MINUTES

Recommendation: To review any matters outstanding from the previous minutes and record progress.

6. MEETING DATES FOR THE YEAR 2023/24

See attached.

Recommendation: To approve the calendar of meetings for the year and delegate authority to the Clerk to amend the calendar as necessary.

7. REVIEW OF THE COUNCILS COMMITTEES AND MEMBERS

Proposed list attached to agenda.

Recommendation: To agree the allocation of members to various committees and appoint Chair of Committee for the committees.

8. PLANNING NOTIFICATIONS

Attached to agenda.

To receive notification of decisions made by Waverley Borough Council on recent planning applications.

9. PLANNING APPLICATIONS

Recommendation: To consider recommendations made by the Planning Team on applications pending.

WA/2023/01020 - Land Coordinates 500925 136002 to the North of Miller Lane and Alfold Road, Dunsfold Outline application with all matters reserved except for scale and access for the erection of 21 dwellings including 7 affordable dwellings together with allotments parking public open space footpath and associated landscape and new drainage infrastructure. Due 09/06

WA/2023/01093 - Land Adjacent to Elm Corner House, The Green, Dunsfold GU8 4LX

Erection of an agricultural barn; use of existing land for an existing farm and rural contracting business (use class sui generis). Due 12/06

10. SURREY HILLS AREA OF OUTSTANDING NATURAL BEAUTY BOUNDARY REVIEW CONSULTATION

Draft attached.

Recommendation: To **APPROVE** the draft DPC response to the AONB consultation prepared by Cllrs Lindsey and Shone and **INSTRUCT** the Proper Officer (assisted by Cllrs Lindsey and Shone if required) to submit the response before the consultation deadline of 13th June 2023.

11. UKOG

To receive a briefing report from Protect Dunsfold on the Judicial Review of the legality of the ministerial decision to permit UKOG to explore for gas at Loxley in the Parish. To Instruct the Clerk to write to Protect Dunsfold summarising the opposition to the development that DPC have represented to the Planning applications and enquiries and pledging further support in opposing the development wherever possible .

12. KGV MANAGEMENT ACCOUNTS

Attached to agenda.

To note the KGV accounts and examiners report.

13. WAVERLEY BOROUGH COUNCIL

To receive a report on matters from Waverley Borough Council

14. SURREY COUNTY COUNCIL

To receive a report on matters from Surrey County Council.

15. RECEIPTS AND PAYMENTS

Recommendation: To receive accounts for payment and approve outstanding items.

16. FUTURE AGENDAS

Recommendation: To receive items of business for information or inclusion on a future agenda.

17. PRESS AND PUBLIC

Exclusion of press and public in accordance with section 100A (2) and (4) of the LGA 1972 if required.

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1st June 2023

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NOTICE OF A MEETING OF THE COMMONS COMMITTEE

Members of the Commons Committee are summoned to attend a meeting of the Commons Committee to be held at **7.30pm on Wednesday 7th June 2023 in the Nugent Room of the Winn Hall, Dunsfold.**

Celeste Lawrence
Clerk to the Council

AGENDA

1. APOLOGIES FOR ABSENCE

Recommendation: To receive apologies for absence.

2. MINUTES

Recommendation: To receive for confirmation the Minutes of the Meeting held on 9th March 2023.

3. REVIEW OF ACTIONS FROM THE PREVIOUS MEETING MINUTES

Recommendation: To review any matters outstanding from the previous minutes and record progress.

4. REQUEST FOR ACCESS ON PONDS FOR SURVEYS

Email copy below.

Recommendation: To AGREE if the surveys can take place.

5. DUNSFOLD CRICKET CLUB REQUEST FOR WORKS

Email copy below

Recommendation: To AGREE if the improvements can be made.

6. REPORT FROM THE CHAIRMAN OF THE COMMONS STEERING GROUP

Recommendation: To receive a report from the Chairman of the Commons Steering Group.

7. S106 MONIES

Recommendation: To receive a report on tree works being done with the S106 monies.

8. WOODLAND AND POND MANAGEMENT PROGRAMME

Recommendation: To receive a report on the progress of the management plan.

9. COMMON AREA ISSUES

Recommendation: To consider any other issues relating to the Common area.

Item 4 - We are looking to arrange access for great crested newt bottle trap, torch shining, and netting surveys at several ponds located in Dunsfold. The surveys are associated with the planning application submitted titled: LAND AT COOMBEBURY COTTAGE THE GREEN DUNSFOLD GODALMING GU8 4NB. Planning Application: WA/2022/03032.

Is this something you can help us arrange access for? Ideally, we would like to get the first set of surveys done in early April so would appreciate your response as soon as possible.

Item 5 - Improvements to Drainage of Cricket Pitch and Removal of Dangerous Tree

As you are aware, Dunsfold Cricket Club holds a central location within the village. We aim to continually maintain and improve the facilities as necessary and when funds permit. We trust you will agree that the ground and pavilion are always well maintained and provide a beautiful, recreational space, not only for the benefit of members, but for the village as a whole.

In recent years, the outfield has become increasingly waterlogged, particularly the southern area towards the cricket nets. This area has previously been better drained by the ditch that runs alongside the southern perimeter of the ground, and which is situated on land which, we believe, is part of Dunsfold Common.

The ditch was last cleared out some 40 years ago and since that time young saplings have grown in the ditch which has gradually become clogged with fallen leaves and brambles etc. We believe that it is now necessary to completely dig out the ditch to re-instate proper drainage to the adjacent outfield. To achieve this, we would need to remove the birch and willow saplings which have grown in the ditch and are essentially large weeds.

We would like to undertake this work in Autumn 2023 and have had some preliminary estimates which indicate that it would cost approximately £1300 to clear the saplings (it would require clearance over some 60-70 metres) and about £500-600 to hire a digger to dig out the ditch.

Whereas the club is willing to arrange and manage this work, as it lies on the Common which is not part of our lease area, we would appreciate your confirmation that the costs would be borne by the Parish Council who we understand are responsible for the Common.

In addition, and separate from the above, there is a tree located just beyond the boundary of the ground on Common land which is in a parlous state with its roots essentially out of the ground and tilting at a dangerous angle. In this state, it is a danger to club members, dog walkers and children

who may be playing nearby. As a matter of Safety, we would ask that this tree be removed, or your confirmation that we may remove the tree and forward the bill to the Council. We do not have any preliminary estimate for this work but imagine that it might be in the region of £600-700. This work should be undertaken as a matter of urgency before the start of the cricket season which is early

May as it poses a danger to members' and visiting sides' children who play in the woods, as well as being a potential cause of damage to cars that park in the vicinity.

I have attached some photos to demonstrate the above and would be happy to discuss with members of the Council if required, and/or arrange a site visit to better explain our concerns.

I look forward to your advice in these matters Yours faithfully

Dunsfold Parish Council Meeting Dates 2023/24

All meetings will be held in the Nugent Room of the Winn Hall on Tuesdays at 7.30pm apart from the Annual Parish meeting which will be held in the Winn Hall.
The Clerk has delegated authority to amend the calendar as necessary.

7th June 23	DPC & CC
11th July 23	DPC and CC
15th August 23	DPC
12th September 23	DPC and CC
10th October 23	DPC
14th November 23	DPC and CC
12th December 23	Precept and DPC
9th January 24	DPC and CC
13th February 24	DPC
12th March 24	DPC and CC
9th April 24	Annual Parish meeting
14th May 24	Annual Parish Council meeting

Item 7 - **Dunsfold Parish Council – draft structure (for discussion)***Italicised text = query whether included – to be discussed*

Internal DPC structure			External/outreach	
DPC Council Committees <i>(Terms of reference required, delegated powers in ToR)</i>	DPC Points of contact/specialism <i>(No delegated power)</i>	Other	DPC Cllr rep(s) to <u>external</u> orgs/ groups <i>(Report back to DPC with any relevant updates)</i>	Non-councillor volunteers/officers
Finance	<i>[Rights of way/ common]</i>	Smith's charity Nigel	<i>[Friends of Dunsfold Common]</i>	Neighbourhood Officer D Whiffin
Commons -inc. war memorial and jubilee garden, RoW Roy/ Ginny/ Nigel (RoW)	Communications (inc. website/email admin) Ginny/ Chris/Mel		Bonfire organising committee Jane/ Ginny	Hon Remembrance Officer S Jones
KGV Mgmt [inc play area] Mel/ Tigi	Vehicle Activated Speed sign Tigi		Fete organising committee Ginny	<i>[Litter pick]</i>
<i>[Personnel]</i>	AONB Mel/Chris		Dunsfold Park Advisory Group	
<i>[Planning]</i>	Neighbourhood Plan Mel/Jane		Dunsfold Speed watch Jane/Mel	
<i>[AONB] – poss not needed (see --->)</i>	<i>[Strategy / parish plan]</i>		Amphibian rescue team Mel	
<i>[DPC owned/ insured assets]</i>			Waverley Town & Parish Meetings Nigel	
	<i>[non-DPC owned village assets]</i>			

DUNSFOLD PARISH COUNCIL Item 7 notes on Committees and Non DPC committee

KGV

KGV playing field, play area and all KGV buildings - KGV is registered as a Charity. All Dunsfold parish councillors are Trustees as a collective corporate body. There is a DPC appointed management committee.

Friends of Dunsfold Common

FODC is a charity with trustees. FODC was formed over 60 years ago, following a petition from residents to DPC regarding the poor upkeep of the common. As part of the creation of the FODC it was agreed by DPC that 3 members of this committee would join the DPC commons committee. It is a requirement for FODC to notify the Clerk when a member changes. At present the FODC representatives are Alastair Bentall and Lynne Enticknap. Their third member will be agreed at FODC committee meeting in October. FODC are an independent village charity committee. FODC make an annual contribution towards the common cut of £1,000. During the existence of FODC they have donated grants to DPC which has included contributions towards pond work, the bench at Gratton's Pond, which they maintain, & supplying replacement trees for the common in consultation with DPC and WBC, the owners Dunsfold common. At the request of DPC in 2011 FODC also annually cover all costs & the organisation of the cutting of **war memorial** grass area.

Smiths Charity

Smith's Charity annually grant a fund to the village that is managed by a committee of trustees. The chair of DPC is the chair of the trustees. The chair changes with any change of DPC chair.

Dunsfold Bonfire Committee

This is an independent committee that was set up in 2011 following village requests for the event to be reinstated. It was agreed to have one DPC representative on this committee as DPC supply the insurance for this village event. DPC are required to advise the bonfire committee annually who their representative will be & of any changes. Kate Houghton is currently the DPC rep. Of the new DPC there are 2 members that are part of the independent committee, Ginny Fraser and Jane Wright. As part of this event the bonfire committee must annually apply to & pay Waverley Borough Council for this event. For permission to be granted by WBC the committee must comply to rigorous rules & regulations and provide numerous sets of documentation, including copies of DPC insurance cover.

Fete Committee

This is an independent village committee. The fete organisation was taken on in 2013 by Dunsfold Bonfire committee at the request of DPC. Due to limited bonfire committee resource in 2018, they made a request to the village for a separate committee to be formed.

Winn Hall

Winn Hall day to day functions is run independently by a management committee who report to the Winn Hall Trustees who own the hall. Traditional through the years a grant has been made by DPC to the Winn Hall Management committee.

Cricket Club committee

This is an independent committee that owns the Cricket Pavilion and lease part of the common directly from Waverley Borough Council for use as the cricket pitch.

Just to confirm the reason no handover documentation is produced, is due to the village finding itself in the unique position that 6 out of 7 Parish councillors are new in one election.

My recommendation would be if anyone requires any further information relating to individual committees or charities mentioned above, that you contact with the relevant chair.

You do have a parish clerk who can also give you any information required prior to parish council meetings.

Roy Enticknap

21st May 2023

Planning June 2023

WA/2021/0119 - Ashdown, Chiddingfold Road, Dunsfold, GU8 4PB
Erection of two storey extension including alterations to chimney.
Decision: Refused (decision notice 2nd June, WBC website not updated)

WA/2021/02308 - Land South of Dunsfold Road and East of High Loxley Road, Godalming, GU8 4BW
Erection of cattle finishing unit.
Decision: Appeal allowed

WA/2021/03164 - Wetwood Farm, Chiddingfold Road, Dunsfold, GU8 4PB
Demolition of existing buildings and construction of 12 dwellings with associated access parking and amenity areas (as amplified by ecological information submitted 04/01/2022 and archaeological assessment submitted 05/01/2022).
Decision: Pending

WA/2022/01395 - Ashdown, Chiddingfold Road, Dunsfold, GU8 4PB
Erection of fencing gates and piers.
Decision: Pending

WA/2022/02146 - Millhanger, Chiddingfold Road, Dunsfold
Application under section 73 to vary condition 21 of WA/2019/1474 (sustainability development measures) to supersede with revised sustainability statement.
Decision: Pending

WA/2022/02373 - Wetwood Farm, Chiddingfold Road, Dunsfold, GU8 4PB
Erection of 12 dwellings and associated works including vehicular access parking and carports following demolition of existing buildings and removal of hardstanding.
Decision: Pending

S52/2022/02266 - Land Centred Coordinates 500866 135914 Alfold Road, Dunsfold
Request to modify a section 52/106 legal agreement (wa/2017/1815) requires changes to the out of date mortgagee in possession clause and any associated clauses to be amended.
Decision: Pending

WA/2022/02567 - High Billingshurst Farm, High Loxley Road, Loxhill
Application under section 73 to vary condition 13 of WA/2020/1646 (restricts events to 75 per calendar year) to allow 100 events per calendar year.
Decision: Pending

WA/2022/02960 - Wrotham Hill Cottage, Wrotham Hill, Dunsfold, GU8 4PA
Certificate of lawfulness under section 191 for use of roof space of the garage building for the purposes of habitable accommodation - contrary to condition 2 of consent wa/2003/2383 - (revision of wa/2022/02476).
Decision: Appealed for non-determination.

WA/2022/03032 - Land at Coombebury Cottage, The Green, Dunsfold, GU8 4NB
Outline application with some matters reserved except for access for erection of up to 53 dwellings public open space landscaping and related infrastructure following demolition of existing buildings.
Decision: Outline refusal

WA/2023/00148 - 5 Binhams Meadow, Dunsfold, GU8 4LH
Erection of extensions and alterations following demolition of existing conservatory.
Decision: Pending

WA/2023/00444 – Millhanger, Chiddingfold Road, Dunsfold
Application under section 73 to vary conditions 1 & 5 of wa/2019/1474 (approved plans and requirement for

approval of precommencement landscaping and tree planting scheme) new wording would require compliance with plans approved under this application and erection of a plant room with creation of an outdoor swimming pool.

Decision: Pending

WA/2023/00892 - The Little House, Knightons Lane, Dunsfold, GU8 4NU

Erection of a two storey extension.

Decision: Pending

WA/2023/00904 - Loxley Well Site - Land South of Dunsfold Road and East of High Loxley Road, Loxhill Details of a surface water drainage scheme pursuant to condition 21 of appeal decision ref: app/b3600/w/21/3268579 dated 7 june 2022. (County matters planning application registered for county planning authority).

Decision: Pending

WA/2023/00902 - Loxley Well Site - Land South of Dunsfold Road and East of High Loxley Road, Loxhill Details of a pre-development baseline geochemical testing report pursuant to condition 26 of appeal decision ref: app/b3600/w/21/3268579 dated 7 june 2022. (County matters planning application registered for county planning authority).

Decision: Pending

WA/2023/00903 - Loxley Well Site - Land South of Dunsfold Road and East of High Loxley Road, Loxhill Details of written scheme of investigation for a programme of archaeological work pursuant to condition 30 of appeal decision ref: app/b3600/w/21/3268579 dated 7 june 2022.(County matters planning application registered for county planning authority).

Decision: Pending

PRA/2023/00879 - High Billingshurst Farm, High Loxley Road, Loxhill

General permitted development order 2015 schedule 2 part 6 - prior notification application for erection of an agricultural building.

Decision: Refuse not permitted development

WA/2023/00927 - 38 Gratton Chase, Dunsfold, GU8 4AL

Erection of bay window and construction of two additional window openings.

Decision: Pending

WA/2023/00989 - Blacknest Farmhouse, Chiddingfold Road, Dunsfold, GU8 4PB

Erection of link extension together with alterations to existing outbuilding to provide habitable accommodation; erection of porch.

Decision: Pending

WA/2023/01033 - Land South of Dunsfold Road and East of High Loxley Road, Loxhill

Details of a transport management plan pursuant to condition 9 of appeal decision ref: app/b3600/w/21/3268579 dated 7 june 2022 (county matters planning application registered for county planning authority).

Decision: Pending

WA/2023/01032 - Land South of Dunsfold Road and East of High Loxley Road, Loxhill

Details of a construction environment management plan (cemp) pursuant to condition 24 of appeal decision ref: app/b3600/w/21/3268579 dated 7 june 2022 (county matters planning application registered for county planning authority).

Decision: Pending

WA/2023/01034 - Land South of Dunsfold Road and East of High Loxley Road, Loxhill

Details of highway and access works pursuant to condition 7 of appeal decision ref: app/b3600/w/21/3268579 dated 7 june 2022 (county matters planning application registered for county planning authority).

Decision: Pending

Re Application WA/2023/01020 – Land Coordinates 500925 136002 – Site known as ‘Springfield’

I am writing in my capacity as Chair of Dunsfold Parish Council (‘DPC’) to advise that the Council unanimously confirmed its support in principle for this application at its Meeting on 18th May 2023. The following comments reflect our discussion.

This site was identified as long ago as 2014 as a suitable rural exception site to provide Dunsfold’s requirement for affordable housing and as suitable to contribute to WBC’s housing requirement under the Local Plan. It was also approved in the AECOM report on possible sites, originally commissioned by the DPC. WBC will be aware of the planning history of the site including the grant of permission for the construction of 8 affordable dwellings pursuant to WA/2017/1815 on what is now known as Miller Lane. DPC considers that the proposed development is a natural extension to the development that has taken place at Miller Lane and the further provision of affordable dwellings is welcomed (with a good mix of sizes). Furthermore, the proposal will make a significant contribution to Dunsfold’s housing requirement of 100 dwellings in the period to 2032.

The development will also provide balance to the intensive development that has taken place along the eastern/north eastern flank of the village at Nugent Close and more recently the construction of 42 dwellings at Gratton Chase which resulted in the movement of the settlement boundary in 2016. The latter was described as a ‘once in a generation’ movement of the boundary by the then Parish Council.

The current draft Neighbourhood Plan has allocated 10 dwellings to the Springfield site. However, feedback received from WBC (email to DPC dated 3rd October 2022 from Andrew Longley, Interim Planning Policy Manager) has queried whether “the proposed allocation of 10 dwellings is consistent with paragraph 125 NPPF in particular in relation to ‘the efficient use of land’”. Minutes from the DPC meeting on 11 November 2021 indicate that two representatives of the Springfield site informed DPC that “a proposal limiting their site to ten dwellings would not be acceptable to the landowners since the balance of the site would have no feasible use”. The application itself states that a limitation of 10 dwellings would not be a viable economic use of the land. We agree with that view.

The Neighbourhood Plan Steering Group consulted the community between March-April 2021 on the principle of development at various sites including Springfield. There was strong support (70%+) from those who responded for development at Springfield.

The application makes provision for public open space, and for allotments which would be a most welcome amenity as Dunsfold currently has no allotments, and there is of course a legal duty to provide them.

There is existing road access into Miller Lane. And although this application is only for outline consent, we welcome the statement that the existing design “palette” in Miller Lane should be followed.

We noted that the submission from the County Council expressed concerns about surface water drainage; but agree with them that this could be addressed by conditions.

There is currently no satisfactory public pedestrian access from the site to the village and this issue should be subject to further investigation, including as to access to common and privately owned land. But the proposal for a footpath is very welcome in principle.

Finally, given the scale of this proposal and its importance to the village, WBC may wish to consider “calling it in” rather than approving by officers’ delegated powers.

Item 10 SURREY HILLS AREA OF OUTSTANDING NATURAL BEAUTY BOUNDARY REVIEW CONSULTATION

It has been Council Policy since an EPC Meeting of 2nd August 2022

“It was decided that Parish Council resources and public money would be better spent supporting the proposed extension of the Surrey Hills Area of Outstanding Natural Beauty which, if successful, would offer greater long term protection to the area in questions as a whole.”

There is no record of any expenditure of public money on the topic but delegations from Council have attended Natural England meetings

Councillors will be aware of the discussions of the AONB consultation at the annual meeting on 18th May, where the Council considered the report prepared by the former Chair of DPC.

Following further discussions, Cllrs Lindesay and Shone have prepared a draft DPC response to the consultation, copies of which are circulated with the Agenda. This warmly approves of the proposed extension to cover much of the Parish but notes disappointment at it not being more extensively drawn, and highlights two specific areas where the proposed boundary might be reconsidered.

It is understood that Natural England will be proceeding with the extension this year provided that No Councils object to the plan which would require a consultation / enquiry.

It is understood that NE require representations to be made in a particular format with supporting evidence the response will be drafted to conform as far as time allows.

Please see the attached report on the 18th May agenda for further background information.

Part B

Question B1: Dunsfold Low Weald - tick **YES**

Part C – Dunsfold Low Weald

Question C1: sufficient natural beauty? tick **YES**

Please give a reason for your views.

Although Dunsfold Parish Council (the “Council”) is disappointed that the area proposed for inclusion in the revised AONB boundary is not more extensive (being as it only covers a portion of the Parish), the Council generally agrees with the conclusions of the Natural Beauty Assessment Final Report (February 2023) (the “NB Report”) in respect of Evaluation Area 13. In particular, the Council notes the NB Report’s “strong weight of evidence for natural beauty”, including (but not limited to) its varied topography and “rich natural and cultural heritage”. This is consistent with the designation as an Area of Great Landscape Value and also the conclusions of the Hankinson Duckett Associates Report (October 2013). The Council also notes the volume and quality of public response to the call for evidence, which has resulted in a number of photos being used in the Consultation Document.

Question C2: other important information to include in natural beauty assessment? Tick **NO**

Question C3: is it desirable to designate? Tick **YES**

Please give a reason for your views.

Although Dunsfold Parish Council (the “Council”) is disappointed that the area proposed for inclusion in the revised AONB boundary is not more extensive (being as it only covers a portion of the Parish), the Council nonetheless generally agrees with the conclusions of the Desirability Assessment Final Report (February 2023) (the “D Report”) in respect of the EA 13 Candidate Area.

In particular, the Council notes the D Report’s concerns relating to the erosion of rural lanes, addition of close board fencing/gated accesses, and coniferous plantations, together with the area’s vulnerability to loss of tranquillity arising from nearby activity and consented development. It is clear to the Council that the existing AGLV designation and other measures have unfortunately offered insufficient protection against these harms, notwithstanding the importance that ought to be given to the setting of the AONB under NPPF Paragraph 176.

The Council is pleased to see that AONB designation is expected to bring additional funding, stewardship and permitted development rights restrictions to tackle the issues highlighted.

Question C4: any other important information that we should include in assessing desirability? Tick **NO**

Question C5: Do you agree with the proposed boundary of this extension? Tick **I WISH TO SUGGEST AN ALTERNATIVE BOUNDARY**

Please give a reason for your views.

Dunsfold Parish Council (the “Council”) appreciates the extensive work carried out by Natural England and its advisers to identify a suitable revised boundary within Evaluation Area 13 Dunsfold Low Weald.

However, there are a couple of discrete areas where the Council is concerned that the Candidate Area and the proposed boundary may have been drawn too conservatively.

North Eastern Boundary - Pratts Corner

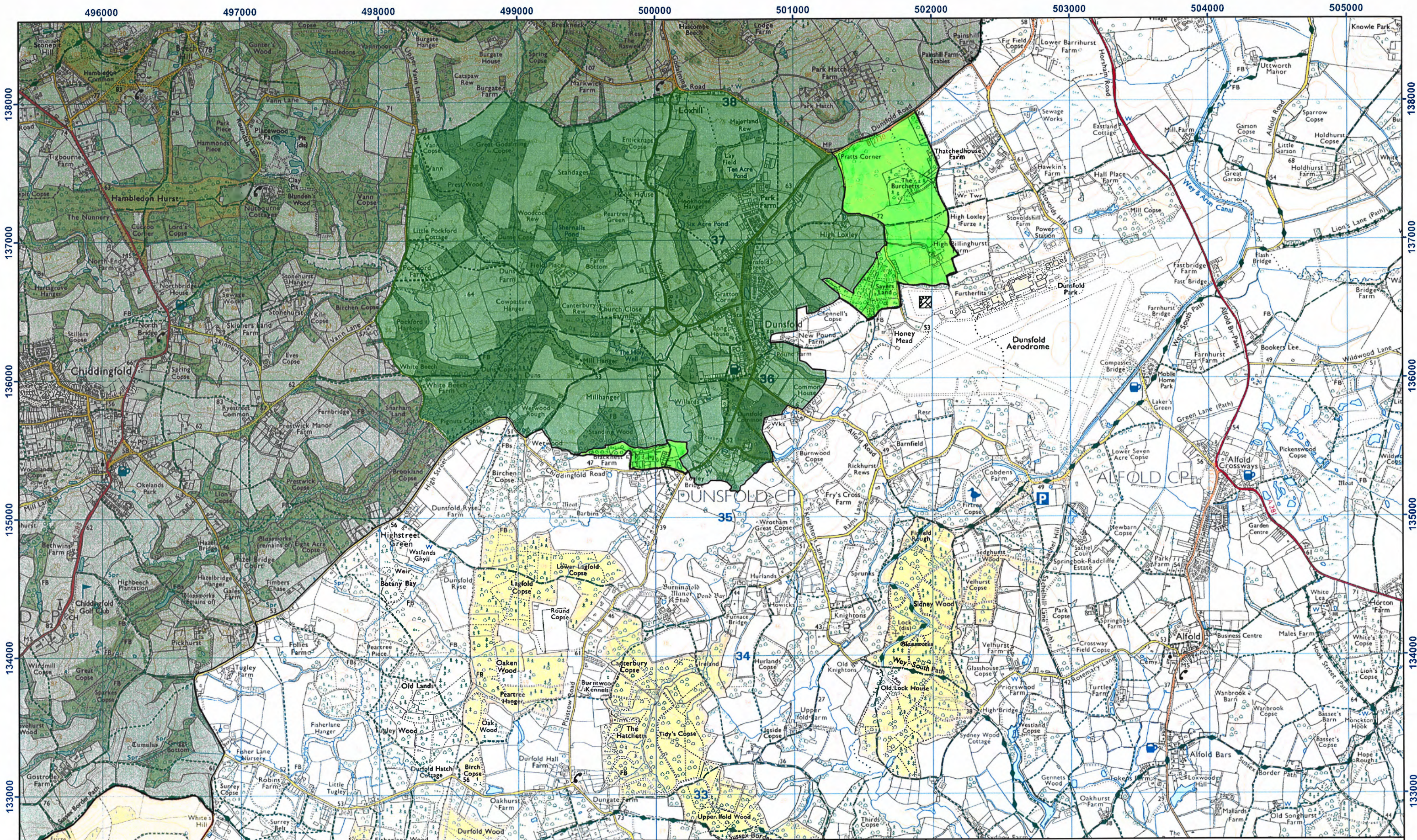
- *Between TQ 01280 37640 and TQ 01812 37876 on the South side of the Dunsfold Road, the verge/common land has been thinned, opening views South to the undulating landscape towards High Loxley.*
- *The coniferous plantation at “The Burchetts” (TQ 01756 37417) has been felled, leaving the ancient (deciduous) woodland remaining. As a result, Bridleway 280 to the South of Dunsfold Road enjoys direct views towards the Greensand hills to the North, an important visual association which is emphasised in the Consultation Document and accompanying reports.*
- *As a result of the boundary racking High Loxley Road, it excludes the historic listed farm complexes at High Billingham Farm and Thatchedhouse Farm (also singled out in the NB Report), together with the surrounding undulating landscape and woodlands.*
- *Given that Sayers Land has been mentioned in the NB Report as one of the pockets of ancient woodland forming the Chiddingfold Forest SSSI, it is not clear why it has been excluded wholesale. The Council notes that this is managed through traditional coppicing methods, and also includes a ghyll stream. The Council notes that the land between Sayers Land and New Pound Farm (not New Pond Farm) might still be excluded by following the South Western edge of Sayers Land.*
- *The Council notes the reference to the recent permission for hydrocarbon exploration East of High Loxley Lane. However, the Council wishes to draw attention to the following:*
 - *The narrative NB Report appears to recommend this area of land for inclusion within the Candidate Area: “...and extending east as far as Dunsfold Aerodrome”. However, it is not clear why the site is then referred to under the following section as “beyond the qualifying area of land in terms of natural beauty” and is then placed outside of the Candidate Area. The hydrocarbon permission is again considered at the boundary setting stage, although that appears to be directed towards the specific impact from the access on High Loxley Road, as opposed to the site itself. As a result, it is unclear at what stage in the assessment process the existence of the temporary planning consent has resulted in the whole site being discounted from inclusion.*
 - *The grant of permission for hydrocarbon exploration and appraisal is currently subject to a legal challenge by Protect Dunsfold Limited and Waverley Borough Council, the full hearing for which is due to take place on 8 June 2023;*
 - *The planning consent (subject of the legal challenge) is for a temporary duration of 3 years, with reinstatement of the land thereafter;*
 - *The extent of the proposed road widening at the junction of High Loxley Road and Dunsfold Road at Pratts Corner is limited in size to a maximum of 90cm either side of the existing carriageway. The remaining grass verge/common areas are unaffected.*

Southern Boundary – Chiddingfold Road

- *The Council notes that the proposed boundary adopts a particularly complicated course at this location, excluding the area around Blacknest Farm. As a result, the boundary departs from the Chiddingfold Road.*

- *The boundary therefore notably stops just short of the historically significant properties of Wintershall (Grade II, 1987) and Blacknest Cottage (Grade II, 1960), displaying particularly strong vernacular and built heritage, together with a number of other traditional farm cottages and associated buildings. It also excludes a small section of Bridleway 286 and cuts through the southern section of Standing Wood. By following a watercourse it is not clear to what extent the watercourse itself would therefore be included in the designation.*
- *Acknowledging the concerns about ad hoc linear and commercial development along the Chiddingfold Road, the Council respectfully suggests that Natural England might consider continuing the boundary from Loxley Bridge along the North side of the Chiddingfold Road to include the above listed buildings and respective settings, allowing this to capture the additional pockets of ancient woodland and the watercourse itself.*

Please refer to the enclosed map.



N

Coordinate System: British National Grid
Scale at A3: 1:25,000

0 1 2 km

Surrey Hills AONB
 South Downs National Park
 Proposed Boundary
 Proposed Boundary Extension



Endeavour in balance and
conscious planning




FOR CHANGE



SCGIS

Surrey Hills AONB
Boundary Variation Project
Statutory Consultation 2023

Fig.27
Dunsfold Low Weald



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 Ordnance Survey Licence No. 100022021

Item 11 UKOG

UKOG applied for permission to drill an exploratory well at Loxley some 4 years ago – the application has been refused twice by Surrey MPA and went to appeal which was called in by the Minister of levelling up last year the inspector had recommended approval and the minister concurred. Waverley and Protect Dunsfold Ltd supported by the Good Law Project have challenged the decision. The statutory review has been granted on two grounds – Failure to correctly weigh impact on AONB. And inconsistent decision making by refusing permission for a very similar application at Ellesmere port on grounds of Greenhouse Gas emissions while allowing the application at Loxley without even considering the higher emissions that would be emitted by that development.

If the review is successful the application will be sent for redetermination. If unsuccessful the application will need to go through a permitting phase and complete all of the preliminary discharge of conditions many of which are already in the planning system and DPC has been unable to comment due to the election hiatus.

DPC has consistently opposed the development and in particular have expressed its alarm at the financial capability of the developer. As will be seen from the briefing document the financial capability of the company is much worse now than it was 4 years ago and there is a clear misunderstanding between the regulator North Sea Transition Authority (NSTA) and the inspector and minister over responsibility for surveillance of financial capability.

The concern previously expressed by DPC on the risks to funding of restoration have never been greater.

UKOG and the Loxley well

Executive summary

- 1) UKOG in 2023 is approx 20% of the company it was in 2019 and we were worried then!
- 2) UKOG dependent on raising capital from AIM “Private Investors” who seem to have dried up.
- 3) 14.4 billion shares issued in 4 years– a “Penny Share” has transitioned to “Ten a Penny”.
- 4) The big revenue hope “The Gatwick Gusher” has produced a declining trickle.
- 5) UKOG cannot afford to drill the next permitted well at Horsehill so have “Farmed out”.
- 6) Pennpetro (the farmer) will shoot 3D seismic - at a “production permitted” site!
- 7) If 3D warrants it, Pennpetro will drill a new well and take 49% of revenue from the license.
- 8) Any obligee depending on Horsehill to fund obligations, can only rely on 51% - no recourse.
- 9) North Sea Transition Authority (NSTA) permits “Pretty much a formality” – UKOG CEO.
- 10) UKOG(234)ltd is obliged by NSTA PEDL terms to shoot seismic surveys and have shot none.
- 11) UKOG are talking big numbers on no new evidence, with no new revenue till 2026.
- 12) NSTA have not reviewed UKOG resilience and does not underwrite other party’s interests.
- 13) Both the inspector and minister dismissed financial worries relying on NSTA surveillance.
- 14) UKOG CEO testified to the planning enquiry that the Loxley well is “far from ideally placed”.
- 15) An EIS has been waived meaning that “alternative sites” have not been considered.
- 16) Surrey MPA is responsible to seek security “if circumstances exceptional.”
- 17) Surrey MPA refused planning permission (twice).
- 18) Will the minister be responsible for open ended unfunded restoration obligations?
- 19) Cries of “Someone should have done something”, and “Asleep at the wheel” seem apt.

*values drawn from the 30/9/2022 UKOGplc accounts

**Core finance video UKOG website (<https://www.ukogplc.com/vid.php?aID=516>)

Regulatory environment and UKOG as a company

Ever since this development was first proposed in early 2019 there have been concerns about the financial viability and resilience of UKOG plc, the holding company and of UKOG(234)ltd which is proposing the development. The company structure appears to be designed to keep separate sources of revenue from areas of cost and obligation with a tenuous interlocking indebtedness and annually renewed funding commitments from parent to subsidiary – subsidiary companies are all heavily indebted to the parent (£26 M*).

Each company balance sheet is misleading to the unwary as the relatively high level of balance sheet assets are mostly capitalised costs of exploration activities to date (£32 M*) which have achieved the current aggregated net revenue streams of only (£1.7 M*), . In addition, the estimated cost of ongoing restoration obligations is often also carried as assets on the balance sheet (£95k 2021 – £NIL 2022*) as is accepted accounting practice in the oil and gas industry. (IFRS 6 Exploration for and Evaluation of Mineral Resources)

Concerns over the financial resilience and viability of the companies were expressed by Jeremy Hunt MP in a letter in late 2019 to the then Oil and Gas Authority (OGA) now renamed the North Sea Transition Authority (NSTA). Despite its name focussed on managing North Sea resources, NSTA remains responsible for Onshore Oil and Gas.

A response was received from the OGA director in January 2020 to the effect that UKOG(234)ltd was reviewed in 2017. But the company had not made any applications to “conduct activity” up to Feb 2020. It was stated that a new review would be conducted when an application to conduct activity was made. Given the current position with regard to the planning application one might expect that the OGA / NSTA has conducted a financial review. Perhaps this should be checked?

The response further stated that a review of the parent company UKOG plc had last been conducted in December 2019 but in relation to activity on another licence than PEDL234.

In the period from December 2019 to the present day UKOG plc have funded their activities primarily through raising capital in the AIM market using equity backed debt placings (aka “Death Spiral Finance”) by issuing some 11 billion shares raising over £25 million which has all been expended on operational costs and investments in existing projects in UK and Turkey.

As at date	Shares in issue	Share price	Market capitalisation
29/11/2019	6,973,683,381	£0.01025	£69,068,489
17/5/2023	21,096,376,104	£0.00745	£15,716,800

The company’s ability to raise new funds on the capital markets seems to have been very constrained by very high levels of equity backed loans (Death Spiral Debt) with a final open offer of shares in July 2021 only 10% subscribed. The share price has fallen from the “penny share” category to a “ten a penny” one, with all the financing having been ultimately provided by AIM “private investors” who generally express themselves in highly active online chat rooms as waiting to be able to get some of their money back after “news” creates a short term demand frenzy driven by FOMO.

Most recently UKOG have announced an ongoing decline in oil production from the 86% owned production well at Horsehill - production in 2022 was 53 boepd vs 140 boepd in 2021*

*values drawn from the 30/9/2022 UKOGplc accounts

**Core finance video UKOG website (<https://www.ukogplc.com/vid.php?aID=516>)

On 28/3/2023 UKOG plc announced a “Farm Out” of the next permitted production well to be drilled at the Horsehill production site to Pennpetro Energy. (Chair David Lenigas. Whose personal history with this company and the Horsehill site bears research) The company will invest up to £4.6 million to first conduct a 12sq km 3D survey at Horsehill and, if successful, drill the next production well. (HH3).

In this Farmout deal Pennpetro will receive 49% of any revenue from HH3 and an overall 49% non operated licence share. (See RNS announcement 28/3/2023)

The farmout would seem to reflect the lack of appetite for further equity based financing in the company, even for their primary production asset. Suppliers are no longer willing to accept shares for services and now demand revenue share for risk taking, leaving past investors with a diminished return. It will require very positive news flow for the financing by further share placements to be contemplated.

In the Inspectors report on the planning appeal the inspector is very dismissive of any concerns over the financial resilience of the company and that position is fully supported by the minister.

*11.111 Finally, concerns were raised that the appellant was reliant on speculative exploration but was not financially in a position to progress the scheme and specifically to provide for the restoration, which is central to arguments regarding the short-term reversibility. I must be clear, that I attach **no weight** to this line of argument. **The appellant has a PEDL licence, and they are clearly accepted through that process as a legitimate operator. They have other interests** mainly within this country but also **overseas**. While I note the concerns regarding the delays in the restoration of the Markwells Wood Well Site, this has been completed and in no way serves as compelling evidence that restoration would not take place here. As with any other individual, body or organisation seeking planning consent they would be required to comply with the conditions placed on such a permission. There are enforcement proceedings to ensure that such requirements are met. [7.40 8.83, 8.87] (22-03-10 Costs IR - Land South of Dunsfold Road and East of High Loxley Road Dunsfold Surrey - 3268579.pdf)*

The out of hand dismissal of concerns about financial resilience is based purely on the fact that the appellant has a PEDL license. Both inspector and Minister go on to rely on the fact of the existence of that licence as evidence that the operator is “legitimate”. This statement assumes that the regulator NSTA maintain a continuous surveillance on the financial status of the owners of PEDL Licenses. It suggests that the existence of “other interests” in this country and “overseas”, without making enquiry into the nature or value of these interests, is evidence of the frivolous nature of the concerns expressed. Neither the Inspector nor the Minister have made any enquiry into the rapidly deteriorating financial situation nor the true nature of the NSTA oversight which appears to only happen if the operator “applies to conduct an activity”, and not in any intervening period perhaps when the conduct of an activity goes badly wrong. One might speculate on the value of financial surveillance which only happens when a high risk activity is to commence – the lack of later review suggests that the regulator expects all activities conducted to have the desired financial outcome – strange indeed in the mineral exploration industry! Both inspector and minister are relying on the regulator to ensure that the company remains capable of meeting its obligations, a function that is expressly denied by NSTA in their letter of Feb 2020 and in the financial guidance document stating *“These measures should not be assumed to meet the needs of third parties who have an interest in a licensee’s financial capability”* (see below).

*values drawn from the 30/9/2022 UKOGplc accounts

**Core finance video UKOG website (<https://www.ukogplc.com/vid.php?aID=516>)

A cursory enquiry would discount “operations overseas” which were initially suggested to be “rapidly monetised” but have been disappointing, and new and unexpected seismic surveys are being conducted with an attempt to generate excitement from reported “seeps” from seismic boreholes.

In the original planning application document UKOG testified that flow rates at both the currently “live” sites of Broadford Bridge and Horsehill were “sub-commercial” and the company was dependent on experimenting with “novel fluids and completion methodologies” at the Loxley well. Protect Dunsfold queried the point with regard to the application for 20 years production permission at Horsehill if the well was “sub commercial” as indeed it has proved to be.

Now, the existing production well, the “Gatwick Gusher”, which was expected to produce as much as 1000 barrels of dry oil per day (boepd) has now declined from 140 boepd in 2021 to 53 boepd in 2022*. This barely produces sufficient revenue to cover the costs of treating the toxic formation water produced with the oil. UKOG have now applied to convert the well from oil production to water injection. One might recall the worrying news concerning formation water spilled into Poole Harbour at Wytch Farm before it could be reinjected.

The UKOG finances appear to be so delicate that they have been forced to “Farm Out” the next permitted production well at Horsehill to an operator who will not commit to drilling until the results of a 3D seismic survey are known. If the survey is successful then the “farmer” will drill the well and take 49% of all future revenues from the site – with unclear concomitant obligations with regard to restoration obligations at Horsehill, Broadford Bridge or even Loxley if nothing commercial is found.

SEISMIC SURVEY at Horsehill!

The 3D seismic survey would appear to be a new attempt to identify a commercial reservoir or at least make sense of the geology – independent eminent oil geologists have explained the behaviour of the “Gatwick Gusher” with very high initial flow rates followed by a very rapid decline as being what should be expected from drilling at the edge of a fracture zone which is the traditional interpretation of the local seismic data.

Resilience?

UKOG plc is a significantly smaller company than it was in 2019 with much more widely spread obligations, none of which are performing today as promised.

After the farm out, if the 3D seismic and new well is successful, then UKOG plc will only be able to benefit from 43.67% of the revenue from the development as opposed to the 85% before the farm out. The restoration and compliance obligations at Horsehill appear to remain with the separate part owned operating company in the group.

UKOG plc Emphasis now on Loxley

A study of UKOG’s history of developments in the Weald show a constant litany of “jam tomorrow” projects, using any “good news” to equity fund raise. Generally talking up the next project when running into trouble on the existing one. Markwell’s Wood gave way to Horsehill and Broadford Bridge followed by Loxley with the next stepping stone at Arreton on the Isle of Wight. Of these Arreton has been turned down without appeal, Broadford Bridge, with two failed wells seems to be awaiting developments at Loxley and Horsehill is being challenged in the Supreme court while the performance of the production well is underwhelming.

*values drawn from the 30/9/2022 UKOGplc accounts

**Core finance video UKOG website (<https://www.ukogplc.com/vid.php?aID=516>)

What happens at Loxley appears to be on a cusp or turning point in terms of the appetite of the private investor to fund speculative energy schemes – the UKOG share is the most traded on the AIM but it would appear now to mostly be day traders making bets on news sentiment with almost no interest in investing in national energy security, the avowed purpose of the company.

UKOG's traditional source of financing by purchasing goods and services for shares and the "Death Spiral debt" equity financing seem to be drying up, and the company seems now to be very dependent on "newsflow", "farm out" and direct revenue share as opposed to equity participation to maintain activity.

UKOG have already announced that, if permitted, Loxley will most likely be subject to a pre-planned "Farm out" as has been the case with HH3.

In a recent attempt to generate positive news, UKOG have announced a "Competent Persons Report" (CPR) which is one of the elements required for valuing resources in the ground to raise finance for extracting them. Rather strangely, the publicity put out by UKOG for this CPR announces: **"Up to £124 million net UKOG mid-case 2C post-tax net present value (at 10% discount rate)"** or £86.5 million at a more realistic price forecast. This value of around £100 million appears to be underwhelming to most observers. The chief executive of UKOG is seen on investor briefing videos talking about much bigger numbers as well such as £770 Million gross cash flow and £200 million tax take but it is quite difficult to get to grips with his smooth and earful presentation**. He does state an ambition to use Loxley as a "cash cow" for 10 years from 2026, and then using Loxley to store 1 bn cu mtrs of hydrogen- 10% of the nation's requirement for hydrogen storage in 2035! This, combined with a hydrogen storage plan at Portland, would seem to be developing into the next stage of "jam tomorrow" but the storage of hydrogen no matter how worthy is unlikely to excite the holders of more than 21 billion shares.

In the video Mr Sanderson claims that he has all of the planning and environmental permits in place, and the final permissions required from the NSTA are "pretty much a formality".

Observations

It is clear from the foregoing that as a company UKOG is in a much worse financial position than they were in 2019, with very limited access to capital and expensive commitments in both UK and Turkey, none of which are even close to revenue production.

It is worrying that UKOG plc is carrying zero "decommissioning assets" on its balance sheet suggesting that the plc recognises no obligation for restoration of any of their current operational sites.

It may be significant that UKOG has had to surrender 49% of the future revenues from the "Gatwick Gusher" to a company chaired by David Lenigas, who was credited with the original soubriquet.

It is significant that Pennpetro is going to invest in 3d seismic imaging before committing to drilling a well. Given the PEDL obligation to shoot seismic to inform drilling decisions, doing so after applying for and receiving 20 year production planning permission based on fanciful predictions of flow rates at the Gusher.

There has been no seismic shot at Loxley and no independent person has endorsed the UKOG interpretation of the geology. Even the new CPR took UKOG's geological interpretation without comment.

*values drawn from the 30/9/2022 UKOGplc accounts

**Core finance video UKOG website (<https://www.ukogplc.com/vid.php?aID=516>)

The regulatory environment

This industry is now regulated by the “North Sea Transition Authority” whose name probably reflects its focus. This raises concerns that the regulation, permitting and surveillance of onshore oil and gas is no longer a significant priority of the agency, and with the continuing moratorium on fracking it is quite believable that the final permissions required from the NSTA may well be “pretty much a formality” unless NSTA are alerted to a potential onshore disaster in Surrey. No ambitious executive in the NSTA is going to make a positive career move by querying, unprompted, the financial resilience of UKOG(234) Ltd.

Yet in the Surrey MPA officers’ report to council, the financial resilience of the applicant was also seen as a responsibility of the then OGA now NSTA. This, despite representations from Dunsfold Parish, Protect Dunsfold, Waverley and Jeremy Hunt MP, and even extracts from Hansard, confirming that NSTA is not responsible.

The NSTA website does have a page for onshore matters but most of the links take you to offshore policies. The NSTA “Guidance on the Onshore Regulatory Regime” is an OGA document dated 2018 with a NSTA logo on the front page

NSTA Financial guidance

The [NSTA financial guidance](#) is an OGA document dated 2018. The NSTA website is quite clear that third parties should not assume that the NSTA measures meet their requirements with regard to a licensee’s financial capability.

The measures described in the [NSTA’s financial guidance](#) are solely for the purpose of establishing whether licensees have the viability and capacity to undertake the obligations of their licence. These measures should not be assumed to meet the needs of third parties who have an interest in a licensee’s financial capability. Further information the NSTA’s financial guidance can be found [here](#).

However some comfort may be contained at

9.3 If, following a review of the financial information provided by a licensee, the OGA is not satisfied with the licensee’s financial capability, the OGA is empowered to require the licensee to take further action to ensure that the licensee will be able to plug and abandon the well. This action may include, amongst other things, the creation of financial security to ensure that the requisite funds would be available for the plugging and abandonment operation. At an early stage, the Applicant should contact the OGA’s Investor Finance team at investor.relations@ogauthority.co.uk to discuss the forms of security acceptable to the OGA.

Financial security should surely be secured when the obligor is robust and not when already in trouble.

It is arguable that the Surrey MPA officers may have been justified in failing to seek financial security from UKOG in 2020 when recommending permission should be granted, given the financial position of the company at the time, and with other interests also looking to move to a revenue phase.

However, in the event, the Surrey MPA committee did not grant permission, and in doing so rendered the issue of taking financial security irrelevant. Notwithstanding the clearly stated rule in NPPF 211e

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that bonds should only be sought in exceptional circumstances, it was not necessary to consider whether the circumstances were exceptional or otherwise. It is not clear that changes in the circumstances of the developer permit that decision to be retrospectively revisited.

After the Surrey MPA decision the appeal went to the planning inspector who, together with the Minister, have not enquired into the financial capability of the operator basing that judgement purely on the fact that the company holds a PEDL license. The inspector in making his decision does not inquire into the financial viability of the developer assuming that the regulatory authority has already done so, and no weight is applied to this aspect by either inspector or minister.

It is also the case that the current Judicial review does not centre on the matter of financial resilience, presumably also on the assumption that NSTA is conducting oversight and is empowered to intervene when necessary.

There is a last possibility that the NSTA could intervene before the final permits are issued – these permits are regarded by the chief executive of UKOG as “pretty much a formality”**.

OGA/NSTA regulatory permits a “pretty much a formality”?**

In reviewing the performance of the regulation of normal “conventional” onshore drilling, there is very little to suggest that the regime is anything other than “light touch”. Most if not all PEDL licences are granted including an obligation to shoot seismic surveys, but there is very little evidence that much, if any, new surveys have been completed. In PEDL234 UKOG(234) Ltd have an obligation to shoot seismic surveys but have decided not to do so. Instead they are planning to develop an exploration well whose location is determined by being the only land in the vicinity for which they have managed to obtain landowners consent. One wonders if NSTA will feel obliged to query this point absent the seismic data they required as a condition of the license. UKOG chief executive Steven Sanderson testified at the planning enquiry that the location was far from ideal.

The consequences of failing to inform exploration decisions with the latest seismic evidence is clear to see from Horsehill – a well, drilled too close to a fracture zone, giving a misleading impression of high long term production capability, creating a share price bubble, which once permitted, slows to a minimal amount within a few months.

At Loxley, despite an obligation to do so, UKOG have shot no seismic but are reinterpreting old 2D data in a way that independent experts find highly questionable. Richard Seaborne has made numerous representations (see attached) to the planning application emphasising the paucity of seismic data, and his frustration that UKOG are being allowed to get away with it.

The NSTA have already redesignated the PEDL234 license from an exploration license to a production license without any of the required exploration and appraisal work and supporting field development plans or exploratory evidence that commercial production is even possible.

Given the current focus and “mood music” the UKOG chief exec assessment that the NSTA is “pretty much a formality” is hardly reassuring.

In 2019 when UKOG first came to the attention of the residents of Dunsfold the claim that their activities were regulated by four separate agencies was supposed to be reassuring – for many learning about this industry for the first time it was a cause of concern which has been amply justified.

*values drawn from the 30/9/2022 UKOGplc accounts

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Consequences of review findings

Review rejected

Clearly, the argument in the High Court will focus on the evolving legal framework for decisions of this nature. The outcome is unpredictable in matters where real calculated consequences have to be weighed against abstract notions such as “quality of landscape” and where real financial risk is of no consequence.

What can be said is that plans are in development and in place to deal with the immediate outcome if the court finds in favour of the minister’s decision. – Given the current political balance this will be interesting with all local parties and politicians unanimously committed to subjecting the developer to a level of scrutiny with regard to regulatory compliance with common land boundaries which would appear to be at risk of compromise. In an ideal world, these plans will not be put to the test in a matter of such limited consequence to the wider nation.

There is a possibility that the NSTA can be prompted into making an enquiry into financial capacity as part of the final permitting process and that could cause a further delay. It may become necessary for UKOG to monetise the permission by selling or as already suggested “farming out” the site - but finding a serious operator with the same confidence in the unorthodox UKOG strategy may be problematical. One possibility might be IGAS which owns the adjoining PEDL but that is not certain – IGAS was the operator which was refused permission at Ellesmere Port and did not appeal that decision.

Review accepted

In this case if the review is won then the matter returns to the minister for redetermination, perhaps to a new inspector or even consultation in the light of new thinking and policy. Should this happen then there will be a new opportunity to seek seismic data and hopefully determine if there is a worthwhile resource under Dunsfold Park. If there is then a more considered approach to extraction may be followed.

Hopefully, more broadly, the notion of greenhouse gas emissions, must in future, be taken into consideration for all developments, and it will require only days to elapse before one would wonder why anyone ever thought otherwise.

Finally, the offensive notion that “three years” is regarded as both temporary and reversible when discussing damage inflicted on our natural environment should be eliminated.

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**Core finance video UKOG website (<https://www.ukogplc.com/vid.php?aID=516>)

Conclusion

UKOG as a company may be nearing the end of its tether which has been underpinned by a widely predicted illusion called the “Gatwick Gusher”. The “private investor ten bagger” equity based financing for this company has dried up, and despite promises to the investors, it has failed to convert any of its opportunities in the past decade into a viable operational revenues.

UKOG may now be almost entirely dependent on Loxley for survival, which is a poor starting point for any authority entrusting the local environment to a high risk exploration. The company and its investors might enjoy a gamble but with the local communities’ wellbeing as their gambling stake, is unjustifiable.

But the possible failure of the company because of the permission being quashed is presently containable, we do not need to destroy Loxley for some greater corporate or community good.

The public opinion / policy tide is flowing strongly against onshore oil and gas developments, and there is a significant probability that the permission will be found faulty in the high court. It is already certain in the court of public opinion.

The court finding in favour of quashing the permission is arguably desirable even from the minister’s own perspective as the optics of winning in the current climate are awful.

The damage from trucks rolling in Surrey within weeks and for many months far outweigh any residual political benefit from favouring Cheshire over Surrey in the decision at Ellesmere Port.

When brought to redetermination it will not be too difficult for the decision to require confirmatory seismic survey to clarify the controversial geology, followed by a review of alternative sites if the seismic is positive and informs a drilling decision – assuming this kind of development is still a priority for national energy security priorities. That would be the most sensible outcome for most interested parties.

*values drawn from the 30/9/2022 UKOGplc accounts

**Core finance video UKOG website (<https://www.ukogplc.com/vid.php?aID=516>)

Bank Reconciliation for year ending 31st March 2023

Total	4,013.78	-
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King George V Field, Dunsfold, KGV Sports and Social Club Receipts and Payments Account Year Ended 31st March 2023				
Year 2021/22	INCOME			Year 2022/23
		Grants:		
		Dunsfold Parish Council		0.00
271.67		Electricity		366.78
1,000.00		Hall hire		235.00
0.00		User groups licence fees:		5,300.00
1,550.00		Football	1500.00	
500.00		Tennis Club	500.00	
3,600.00		Social Club	3300.00	
6,921.67				5,901.78
Year 2021/22	PAYMENTS			Year 2022/23
1,740.13		Cleaning/Caretaker		2,082.14
1,320.28		Electricity		3,041.47
1,662.50		Grass cutting		507.50
487.50		Maintenance and repairs		1,375.58
265.60		Misc/Improvements		104.95
729.95		Oil		902.48
768.20		Water		138.43
36.59		Waverley non domestic rating bill		71.68
7,010.75		TOTAL PAYMENTS		8,224.23
-89.08		NET OPERATING SURPLUS/DEFICIT		-2,322.45
		Receipts and Payments Summary		
6,425.31		Brought forward 1st April 2022		6,336.23
6,921.67		Add total receipts		5,901.78
13,346.98				12,238.01
7,010.75		Less total payments		8,224.23
6,336.23		Carried forward 31st March 2023		4,013.78
Stephen Hayward				
KGV Management Committee Member				
Mike Cookson-Taylor				
KGV Management Committee Member				
Ashley Alexander				
KGV Management Committee Member				
Celeste Lawrence				
Treasurer KGV Management Committee				
I have examined the accounting records of the charity and in my opinion, these have been properly maintained by the trustees of the charity (Dunsfold Parish Council) and show an accurate income and expenditure account for the year ended 31st March 2023.				
Alison Daniels FCA				
Independent examiner				

June 2023

Expenditure		
Mr & Mrs WG Goodall	Office rent	180.00
Sage Global Services	Payroll	8.40
Continental Landscape	Ditch clearance	2598.36
Peter J Consultants	Internal audit	171.60
Celeste Lawrence	May PAYE	977.62
Surrey Pension Fund	May payment	255.66
HMRC	May tax & NI	36.52
		4228.16
Income		
Surrey CC General	KGV grant	1424.00
		1424.00
Invoices to approve		
Nexus Planning	Neighbourhood plan	2106.00
GP Engineering	Balance of bridge materials	2490.00