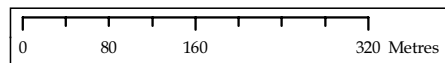


Preferred Area J: Manor Farm, Laleham



(Spelthorne 505190E 169700N)

The boundary shown on the map is indicative of the area of any future mineral development and will be refined at the planning application stage. The key development requirements described below will need to be addressed as part of any future proposal for mineral extraction. Other requirements may be identified at the time of a planning application. All relevant criteria in the core strategy policies should, nevertheless, be considered when preparing planning applications to assess appropriate mitigation of any impacts, and the EIA process used, where relevant.

Preferred area J : Manor Farm, Laleham

Location	The preferred area lies west of Ashford Road (B377) and east of Worple and Staines Roads, being part of a broader triangle of open land between Staines and Laleham village
Area:	30.0ha
Estimated yield:	1.3 million tonnes of concreting aggregate

Key development requirements

- Access : permanent HGV access to the area is not desirable; temporary access to bring equipment and machinery on and off the site from Ashford Road should be explored; minerals should be moved by conveyor into Littleton Lane Quarry for processing; working of the preferred area should be phased and not occur simultaneously with any working of preferred area F Home Farm Quarry Extension, to avoid any increase in mineral HGV traffic on local roads
- Local amenity : on-site processing is not acceptable because of proximity of residential property and unsuitable access; assess potential environmental impact of noise and dust , and visual impact on nearby residents and phase working to minimise the impact; assess the noise and visual impacts of conveyor required to move minerals off-site; footpath (FP30) should be retained during working of the site with provision made for suitable unworked margins to protect users
- Biodiversity : applicant required to provide sufficient information to enable competent authority to undertake Appropriate Assessment, if required, under the Habitat Regulations to protect integrity of South West London Waterbodies SPA; assess baseline ecology and record of protected species and species of principal importance; identify and mitigate potential impacts;.
- Heritage : demonstrate that there would be no unacceptable impacts on character and setting of Laleham Conservation Area; within an area of high archaeological potential; so prior archaeological assessment and evaluation required
- Hydrology : within a major aquifer and mostly within a source protection zone 3 for public water supply (Chertsey) so a hydrogeological assessment to assess impact of working on the aquifer and groundwater flows and to assess possible hydrological connectivity between the area and Thorpe No.1 Gravel Pits SSSI is required; attention is drawn to the guidance in Section 8 of the SFRA and the PPS25 practice guide and applicants will be expected to draw on this guidance in preparing project level flood risk

assessment covering all sources of flood risk, including a surface water drainage strategy covering the operational and post restoration phases of development

- Air quality : within AQMA; assess impact taking into account objectives set by Spelthorne BC Air Quality Management Plan
 - Aerodrome safeguarding : preferred area lies within 13km of Heathrow Airport; assess potential hazard to aircraft from birds attracted by the development during operations, restoration and from proposed after-use.
 - Restoration : lack of suitable access for HGVs for the importation of inert fill restricts opportunities to restore the entire area to existing levels; create areas of open space and open water unless a feasible and acceptable method of importation of fill can be found, enabling an alternative restoration option to be considered
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