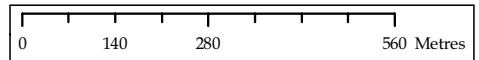


**Preferred Area D: Milton Park Farm,
Egham**



(Runnymede 501000E 169940N)

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 D : Milton Park Farm, Egham

Location	The land lies immediately south-east of Egham, north of Stroude village and west of the M25
Area:	57ha
Estimated yield:	2.38 million tonnes of concreting aggregate

Key development requirements

- Access : mineral traffic should be routed to avoid Egham town centre by accessing the site via Stroude Road, and on to the primary route network via New Wickham Lane, Thorpe Lea Road and Vicarage Road; access to Stroude Road should preferably be via a new roundabout; potential cumulative impact of traffic on the local road network requires extraction to be phased with that at preferred area E Whitehall Farm
- Local amenity : processing plant should be located within the northern segment of the area adjacent to the M25, away from Manorcrofts School and towards New Wickham Lane; assess landscape and visual impacts on Stroude Road of conveyor to the processing plant; provide suitable unworked margins and screening adjacent to Manorcrofts Road and Whitehall Lane; assess the potential environmental impact of noise and dust, and visual impact, and phase working to minimise the impact on nearby residents and school; provide suitable unworked margins for footpath (FP39) on the southern edge
- 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 including record of protected species or species of principal importance (stag beetle may occur); identify potential impacts and mitigation
- Heritage : area of high archaeological potential; assess the impact of working and restoration on preserving the character and setting of Great Fosters, a Grade I listed building with Grade II Registered Historic Park and Garden and Milton Park South Lodge, a Grade II listed building, which adjoins the site; build on previous archaeological assessment and evaluation to develop a stage 2 evaluation programme for areas of interest
- Hydrology : within major aquifer and source protection zone 3 for public water supply (Chertsey) and local abstraction licences within 0.5 km so hydrological and hydrogeological assessments to include potential impacts on local properties and trees from dewatering, impacts on local aquifers, the impacts on local groundwater flow 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

- Infrastructure : suitable unworked margins required to safeguard stability of the M25 motorway embankment where it adjoins the site
 - Landscape : visual impact assessment required; assess important landscape characteristics and features, and in particular identify any surviving element of wider historic parkland represented by Windsor Great Park
 - Air quality : within AQMA; assess impact taking into account objectives set by Runnymede 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 : restoration should contribute to meeting informal recreational, landscape and nature conservation objectives creating a landscape of open grazed parkland with areas of wet woodland, enhanced public access and respect the setting of Great Fosters and other listed buildings; link with restoration of preferred area E Whitehall Farm
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