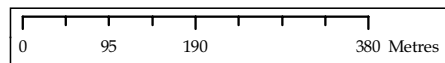


Preferred Area L: Watersplash Farm, Halliford



(Spelthorne 509340E 1675910N)

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 L : Watersplash Farm, Halliford

Location	The preferred area lies east of Shepperton and south of Upper Halliford, and is bounded by Gaston Bridge Road (A244) to the west, Halliford Road to the north, and Fordbridge Road (B375) to the south
Area:	30ha
Estimated yield:	1.25 million tonnes of concreting aggregate

Key development requirements

- Access : existing access to Watersplash Farm not suitable for use by HGV traffic; provide new access from the Gaston Bridge Road/Green Lane roundabout
- Local amenity : assess and identify mitigation for potential environmental impacts of noise and dust, and visual impact, on nearby residents arising from mineral working and processing; footpath (FP53) should be diverted and suitable unworked margins left to protect users
- Biodiversity : River Ash running through the area is designated a site of nature conservation importance; assess baseline ecology and record protected species and species of principal importance; identify and mitigate potential impacts; assess potential indirect impacts on ecology and biodiversity from any changes to the hydrological regime
- Heritage : demonstrate proposals will not cause unacceptable harm to the character and setting of the Upper Halliford conservation area; area lies within an area of high archaeological potential so prior archaeological assessment and evaluation is required
- Hydrology : within a major aquifer and local permitted abstraction points occur within the area so hydrological and hydrogeological assessment required to assess risk of dewatering on spread of contamination from filled pits in the vicinity and potential impacts on level, flow and quality of groundwater; suitable unworked margins are required to safeguard the integrity of the River Ash; 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
- Agriculture : area is predominantly grade 1 and 2 agricultural land so assess impact of mineral working on the viability of the agricultural holding

- Landscape : area of attractive open farmland in the Thames Valley so assess visual impacts on landscape and character of the area and scope for integration of significant features into restoration proposals
 - 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 : Restore to existing levels for agricultural use and provide enhancements to the River Ash corridor
-