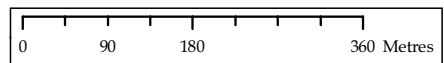


**Preferred Area P: Mercers Farm, Nutfield**



(Tandridge 530660E 151740N)

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.

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### **Preferred area P: Mercers Farm, Nutfield**

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<b>Location</b>	The preferred area is located in open countryside, west of the M23 motorway, south of the M25 and north of the A25. The small community of Nutfield Marsh lies to the south west, a flat area of open land dissected by Nutfield Marsh Road
<b>Area:</b>	38ha
<b>Estimated yield:</b>	5.40 million tonnes of soft sand overall [estimated 2.7 million tonnes within plan period]

#### **Key development requirements**

- Access : a comprehensive package of measures is required to provide suitable access and local highways improvements, including as a minimum:
  - limiting HGV movements to 240 movements daily;
  - directing access to the wider highway network via Cormongers Lane not Church Hill;
  - improvement of the junction of Cormongers Lane / Nutfield Marsh Road
  - provision of two intervisible passing places on the narrow sections of Cormongers Lane;
  - consideration of the need for improvements to the junction of Cormongers Lane with the A25;
  - replacement and widening of the bridge on Cormongers Lane; and
  - contribution to traffic management measures at the Church Hill/ A25 junction to protect Church Hill from HGV use.

address potential cumulative impact of traffic on the local road network by capping total HGV movements generated from preferred area and other mineral workings

- 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; phase working and restoration to limit adverse impacts on the surrounding communities and environment; select location of processing plant so as to limit visual impact; divert footpath (FP173) and leave suitable unworked margins to it and bridleway (BW182)
- Biodiversity : preferred area is designated as a site of nature conservation importance and notable for wintering lapwing, bullfinch and reed bunting, and great crested newts so assess baseline ecology including record of 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, particularly around Redhill Brook

- Heritage : assess the impact of working and restoration on conserving the character and setting of the listed buildings (Leather Bottle Cottage and Charmin Cottage) adjoining the western boundary; prior archaeological assessment and, if necessary, evaluation is required
  - Hydrology : within a major aquifer and close to source protection zone 3 for public water supply (Warwick Wold); hydrogeological assessment required to
    - include a groundwater-monitoring programme to investigate the hydrological regime in the area and to establish baseline information on groundwater quality and any movement of contaminants from adjacent landfills,
    - assess the relative advantages and disadvantages of working the area wet or of dewatering, both on groundwater flows and contamination
    - address potential impacts on the adjoining wetland nature reserve to the north, on Redhill Brook and on Mercers Park lake to the west, and
    - identify suitable margins to Glebe Lake
  - provide an unworked margin of at least 10m from Redhill Brook; 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 : assess impact of mineral working on the viability of the agricultural holding
  - Landscape : the preferred area adjoins the AONB and AGLV and is within the Holmesdale Greensand Valley Landscape Character Area; assess important landscape characteristics and features and how they would be protected and integrated into restoration and how any adverse impacts on the AONB and AGLV would be mitigated
  - Aerodrome safeguarding : preferred area lies within 13km of Biggin Hill and Gatwick Airports; assess potential hazard to aircraft from birds attracted by the development during operations, restoration and from proposed after-use
  - Restoration : restore to existing levels to meet a combination of local informal recreational, landscape and nature conservation objectives
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