

**Preferred Area A: Addlestone
Quarry Extension, Addlestone**

0 50 100 200 Metres
(Elmbridge and Runnymede 506350E 163500N)

Addlestone Quarry Extension

Summary

The existing quarry on the west bank of the River Wey is being restored to agricultural use (arable & grazing) with some nature conservation wetland habitat at the northern end.

There are two extension areas proposed in the Plan.

Extension Site 1

lies on the east bank of the River Wey. It comprises agricultural land in grazing use, and despite a restricted access under the railway line, is essentially landlocked (the site will be worked via a bailey bridge over the river).

It is proposed that this site be restored to an agricultural (grazing) and nature conservation end use, involving infilling with inert waste.

Extension Site 2

comprises a series of horse grazed fields on the west bank, surrounded by the existing pit and residential properties, with a pylon line running north/south through the centre of the site.

This site is proposed to be restored to an agricultural (grazing) and woodland end use, involving infilling with inert waste.

Landscape Character Area

Lower Wey within Thames Basin Heaths regional area.

Agricultural Grade

Extension 1 is grade 4, extension 2 is grade 2.

Flood Risk

Yes. Both sites shown are liable to flood and lie in Flood Zone 2 or Flood Zone 3.

Nature Conservation Designation

No Designation. River Wey SNCI runs between sites.

Lies within Wey Valley Project Area. The Wey Valley Project was set up to be the first point of contact for farmers, landowners and managers looking for advice and information on environmentally friendly land management on the Wey valley floodplain. The project officer can provide advice on land management and funding as well as helping to clarify the roles of each of the different agencies and authorities that have responsibilities for the various elements of floodplain habitat and water management. The northern end of the existing quarry has been restored to a floodplain grassland regime benefiting Lapwing.

Birdstrike

Within Heathrow Airport Safeguard Zone (northern half of sites only) 13km south.

Public Access

There are no Public Rights of Way over Extension site 1, but Public footpath (No 11) runs north/south through site 2, and joins with Public footpath (No12) running east /west along the southern boundary.

Recreation Potential

Potential is limited. Whilst the footpaths are well dog walked, there are no obvious additional footpath linkages. The River Wey has navigation rights.

Fill/No Fill

Completely infill using inert waste materials (northern half of site 1 may be to slightly lower level to afford localised seasonal flooding capacity and habitat benefits).

Long Term Management

Continued agricultural usage should ensure viable long-term use. The arable parts of the wider site are contract farmed remotely, however the grazing land is increasingly converting to horse grazing. In view of this there will be a need for a management plan.

Phasing

Not Applicable.

Biodiversity Contribution

Both sites contribute to the National Broad Habitats of Improved Grassland & Rivers & Streams together with Surrey's Farmland & Wetland Habitat Action Plan. Additionally site 1 can meet National Priority Habitat of floodplain grazing marsh, and Surrey's Floodplain Grazing Marsh Habitat Action Plan. Site 2 can contribute to the National Broad Habitat of Broadleaved, mixed and yew woodland, together with Surrey's Woodland Habitat Action Plan. The site provides wider linkages along the Wey Valley.

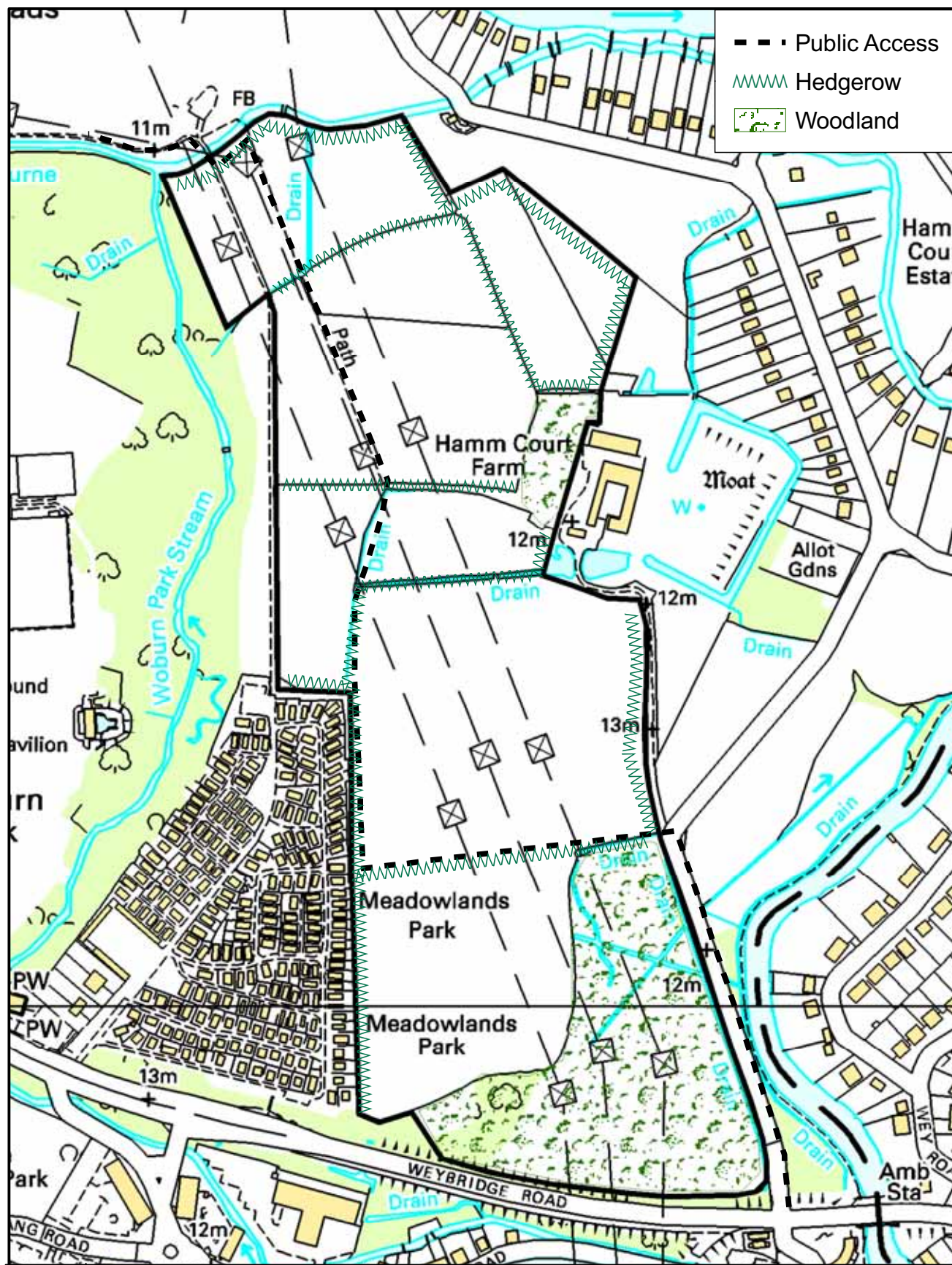
Enhancements

The restoration affords the opportunity to restore the characteristic features of the floodplain, and the opportunity for local flood alleviation capacity should be examined.

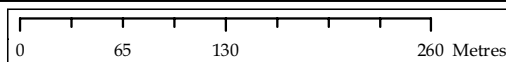
The length of the River Wey here has several ox bow lakes, which are of interest from a RIGs viewpoint. Consideration should be given to integrate them into any working and indicative restoration scheme.

An extensive network of holts for otters is being made across Surrey in preparation for recolonisation of this species in the county. Consideration of such provision should be made.

Interpretation signage of the area (nature conservation, meanders) could be provided on footpath route.



Preferred Area C: Hamm Court Farm, Chertsey



(Runnymede 506540E 165270N)

Hamm Court Farm

Summary

The site comprises a series of grazing fields sandwiched between several watercourses and residential properties. A pylon line crosses the site north/south and an area of wet woodland has naturally regenerated in the south eastern corner of the site.

Restoration of the site to wet/seasonally flooded grassland, including ditches and hedgerows, involving the importation of inert fill should be considered.

Landscape Character Area

River Thames within Thames Valley/Thames Floodplain regional areas

Agricultural Grade

Northern half grade 1, southern half grade 3.

Flood Risk

Yes. Majority of site is liable to flood and lies in Flood Zone 2 or Flood Zone 3.

Nature Conservation Designation

There is no designation on the site, but river Wey to east, Chertsey Bourne with Chertsey Meads on northern boundary and river Thames are all Sites of Nature Conservation Interest. Chertsey Meads is also a Local Nature Reserve.

Birdstrike

Within Heathrow Airport Safeguard Zone. The site is 10.5 km south of the airport.

Public Access

Public Footpath (No 10) runs north-south along the eastern boundary of the site, before crossing it east/west to join with Public Footpath (No 9), which then continues northwards along the western boundary to the Chertsey Bourne and Chertsey Meads.

Recreation Potential

With the existing large open space provision of Chertsey Meads and good existing public footpath network, further potential is limited on the site.

Fill/No Fill

It is proposed that the site be completely infilled using inert waste materials. The Environment Agency require a flood mitigation package for the proposal and this may necessitate lower fill levels on parts of site.

Long Term Management

A Management Plan will be required, given the nature conservation interest of site and to ensure that an effective grazing end use is maintained.

Phasing

Yes. Whilst the site is relatively small, it is likely to be worked and restored in phases.

Biodiversity Contribution

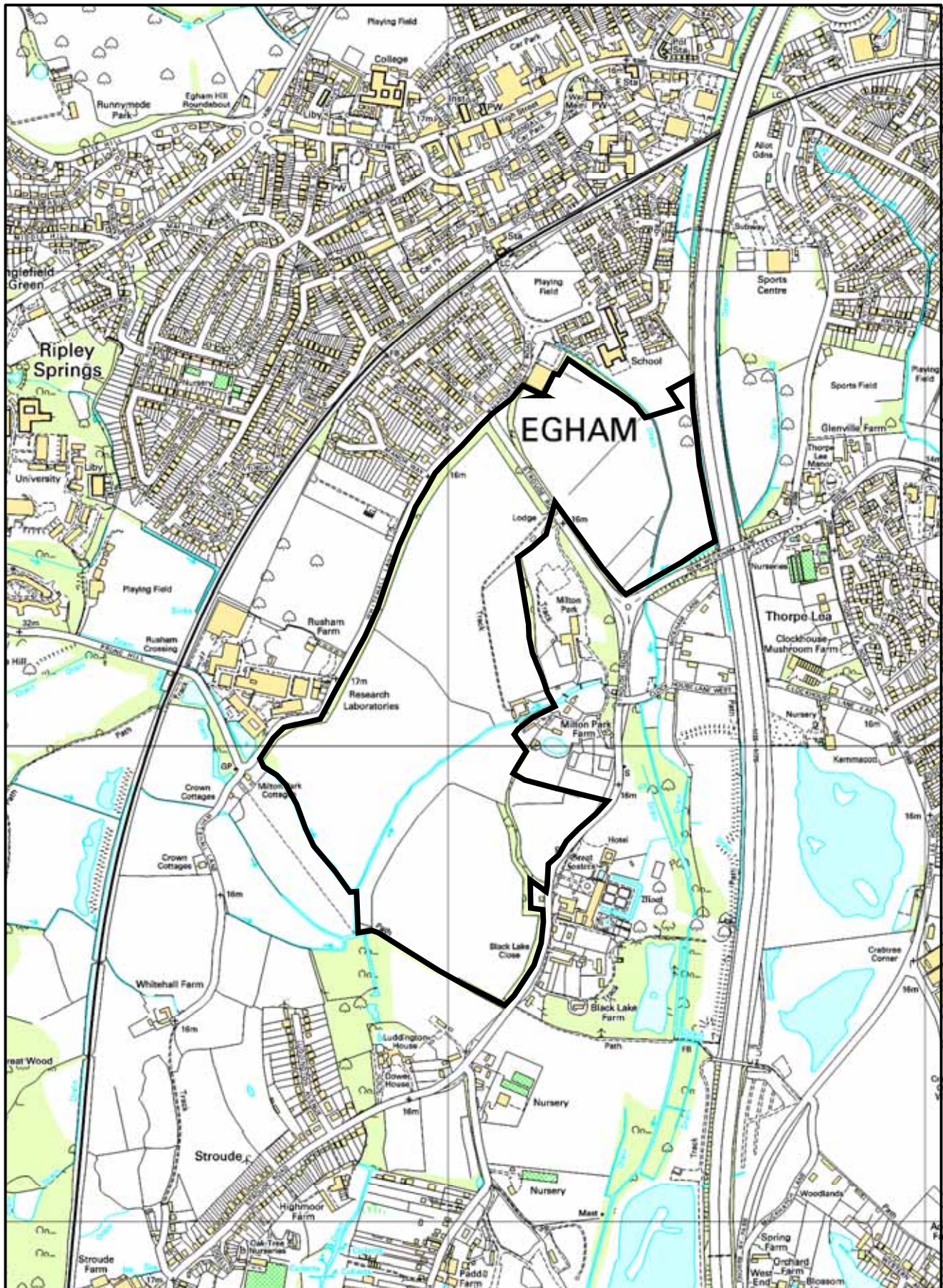
The site can contribute to the National Priority Habitat – Coastal & Floodplain grazing marsh, and Broad Habitat of Improved Grassland, together with Surrey's Floodplain Grazing Marsh and Woodland (for wet woodland) Habitat Action Plans. The site provides an important linking habitat corridor between the Thames/Chertsey Meads, The Bourne, Woburn Park Stream, and River Wey.

Enhancements

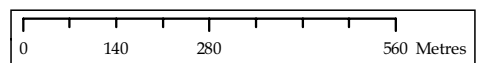
The naturally regenerating wet woodland in the south east corner of the site (segregated by the pylon line) should be left unworked and managed for nature conservation purposes. This also provides a visual screen from the Weybridge Road during working, and could assist with flood alleviation options.

The northern part of the site is well hedgerowed and opportunities should be examined to establish which hedgerows could be retained on site, given plant location etc, which such features could help screen.

There are opportunities for enhancement and interpretation of nature conservation interest of the area.



**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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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 E : Whitehall Farm, Egham

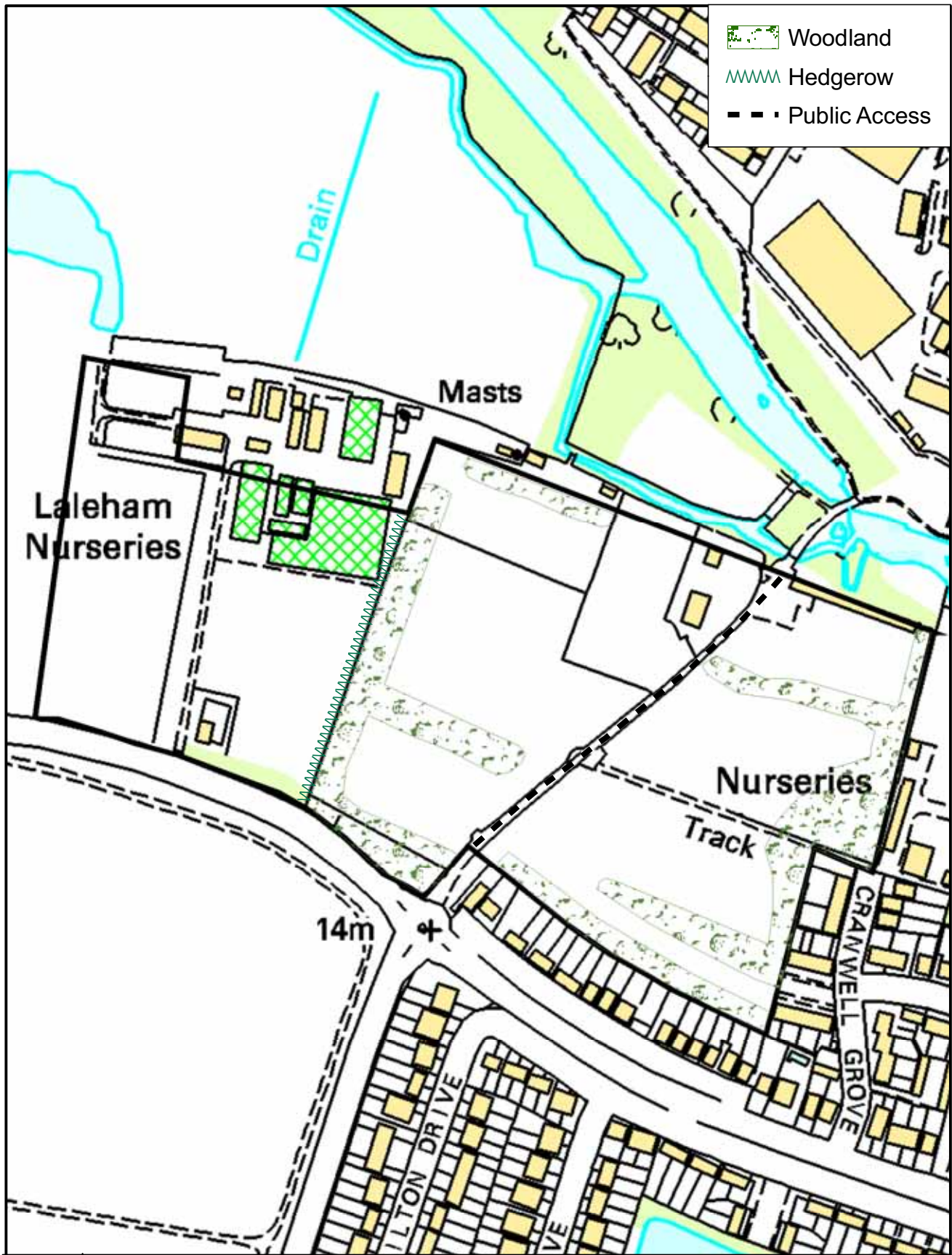
Location	The preferred area lies south of Egham, north of Stroude village, and immediately to the east of the Egham to Virginia Water railway line.
Area:	47.1ha
Estimated yield:	1.40 million tonnes of concreting aggregate overall plus 0.22 mt if land north of Luddington House is worked [estimated 0.82million tonnes within plan period]

Key development requirements

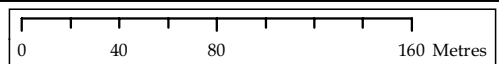
- Access : access via preferred area D Milton Park Farm would be preferable with mineral traffic then routed via Stroude Road and onto the primary route network via New Wickham Lane, Thorpe Lea Road and Vicarage Road; the land should not be worked simultaneously with preferred area D to avoid cumulative impact of traffic on the local road network
- Local amenity : processing material off-site at preferred area D Milton Park Farm is proposed; provide suitable unworked margins and screening adjacent to Stroude Road and Luddington Avenue; assess the potential environmental impact of noise and dust, and visual impact, and phase working to minimise the impact on nearby residents; provide suitable diversions for footpaths crossing the area, FP45, FP64 and FP39, and leave 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 including record of protected species and species of principal importance (stag beetle may occur); identify potential impacts and mitigation
- Heritage : 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 Luddington House and its Walled Green, both Grade II listed buildings, which adjoin the area; prior archaeological assessment and, if necessary, evaluation is required
- Hydrology : within major aquifer and source protection zone 3 for public water supply (Chertsey) and local abstraction licences within 0.5 km so a hydrogeological assessment 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 adjacent railway line; consult Network Rail
 - Landscape : 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 D Milton Park Farm
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**Preferred Area F: Home Farm Quarry
Extension, Shepperton**



(Spelthorne 506510E 168340N)

Home Farm Quarry Extension

Summary

The site comprises former agricultural/nursery land, which is used for film set purposes in association with Shepperton Studios to the north.

Restoration should be to agriculture in association with the adjoining land, given its high classification. However, its current use and separate ownership from the adjoining farmland, make a film set use with enhancements more probable, and would be acceptable if the land is restored to a state capable of supporting an agricultural use.

Landscape Character Area

Thames Floodplain within Thames Valley regional area.

Agricultural Grade

Grade 2.

Flood Risk

Yes. Virtually entire site liable to flood. The site lies in Flood Zone 2 or Flood Zone 3.

Nature Conservation Designation

No Designation. Adjoining of Queen Mary Reservoir and river Ash are SNCI.

Birdstrike

Within Heathrow Airport Safeguard Zone. 8 km south.

Public Access

There are no public rights of way across, or in close proximity to the site.

Recreation Potential

Adjoining the river Ash, there is scope for this site to contribute to the creation of the River Ash Walk. Additionally, it could provide an access link to this Walk across the land to Laleham Road.

Fill/No Fill

Complete infill using inert waste materials. (Note: should the Environment Agency require some form of flood compensation, partial filling closer to the river Ash to facilitate seasonal flooding could be delivered).

Long Term Management

Either film set or agricultural usage should ensure its viable long-term management.

Phasing

Not Applicable

Biodiversity Contribution

On an agricultural option, the site can contribute to the National Broad Habitats of Arable & Horticulture and Boundary & Linear Features, together with Surrey's Farmland Habitat Action Plan.

Additionally, given the site's proximity to the river Ash, there is scope for wetland habitat creation along the margins of the watercourse, or in association with flood alleviation.

The site has linkages to the wider agricultural land and the river Ash corridor.

Enhancements

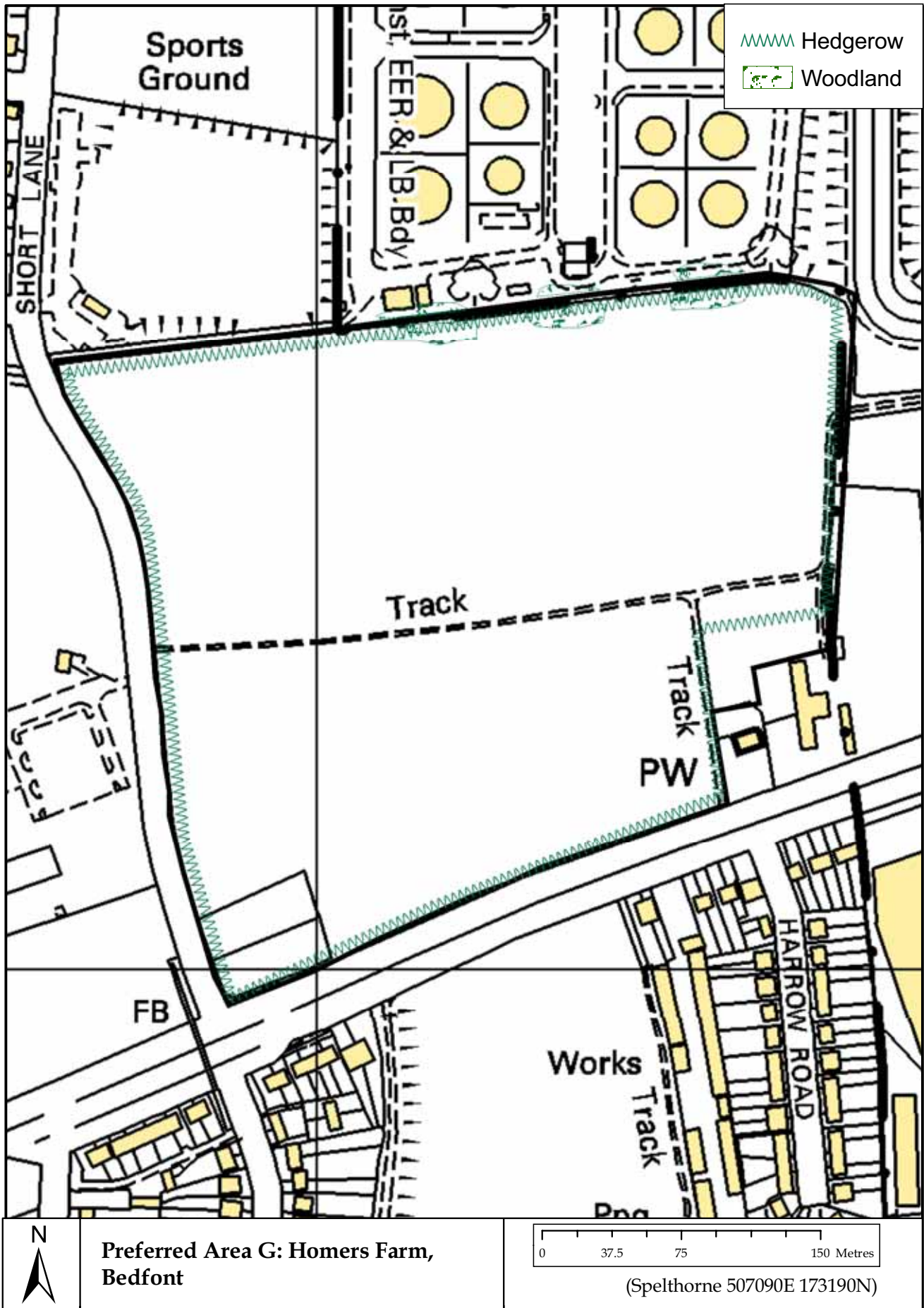
Strong peripheral planting along the south and eastern boundaries would help screen the adjoining residential properties, reinforcing the existing natural regeneration, and should be retained after working for habitat and landscape reasons

Equally the western boundary is currently a strong cypress leylandii hedge, which whilst providing effective screening, does not provide the best landscape or ecological fit. If the site were restored to agriculture, this should be removed and replaced by a hedgerow, if the film set option is pursued, then the belt should be reinforced with a woodland planting strip, replicating the historic feature which was there.

There is scope to enhance the northern boundary of the site, as part of the river Ash habitat corridor, and a wider area could be considered for local flood alleviation.

If an agricultural option is pursued, then provision of margins, headlands and beetle banks around the periphery of the site in accordance with the Farming Habitat Action Plan could be made. Laleham Farm to the south west, which also farms Home Farm itself, is an award winning holding for its environmental works.

Opportunities exist for interpretation of river Ash corridor and film studios.



Homers Farm

Summary

A small isolated area of high grade agricultural land, in viable arable use. Site worked remotely and material processed through Hengrove Farm.

Site restored to agricultural use, involving infilling with inert waste materials.

Landscape Character Area

Thames floodplain within Thames Valley regional area.

Agricultural Grade

Grade 1.

Flood Risk

No

Nature Conservation Designation

No Designation

Birdstrike

Within Heathrow Airport Safeguard Zone. 3 km south of airport.

Public Access

There are no public rights of way on, or in the vicinity of the site. Road curtilage runs along the southern and western boundaries.

Recreation Potential

If agricultural restoration were not pursued, then there may be opportunities for playing field provision in association with the adjoining sports ground.

Fill/No Fill

Complete infilling using inert waste materials.

Long Term Management

Continued agricultural usage should ensure the site's viable long-term management.

Phasing

Not Applicable

Biodiversity Contribution

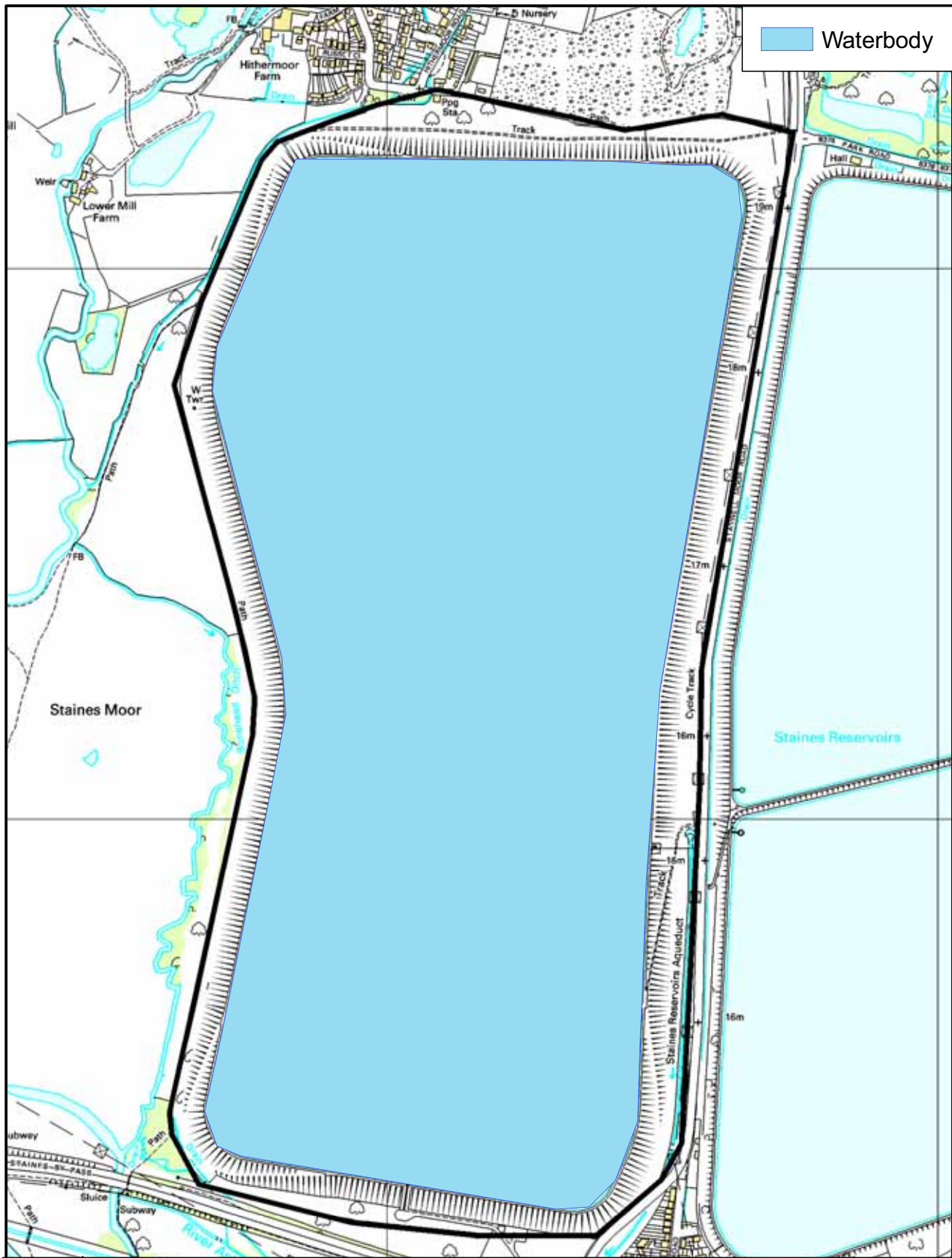
The site can contribute to the National Priority Habitat - Cereal Margins, and Broad Habitat of Arable & Horticulture; together with Surrey's Farmland Habitat Action Plan.

The site has linkages to the agricultural land to the east.

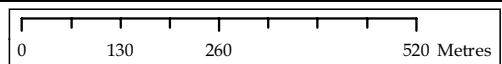
Enhancements

Provision of margins, headlands and beetlebanks around the periphery of the site in accordance with the Habitat Action Plans.

There are no existing hedgerows or tree cover. Consideration of these could be examined, but need to be balanced against birdstrike considerations given the proximity of Heathrow.



**Preferred Area H: King George VI
Reservoir, Stanwell**



(Spelthorne 504520E 173250N)

King George VI Reservoir

Summary

Operational reservoir, carrying international nature conservation designation. Site will be worked wet and mineral processed through Hithermoor or other nearby plant site.

Restoration will be operational reservoir as is.

Landscape Character Area

Thames Floodplain within Thames Valley regional area.

Agricultural Grade

Not applicable.

Flood Risk

Reservoir is not subject to fluvial flood risk. Inspection of any risk to breach of reservoir walls is addressed under the Reservoirs Act 1975.

Nature Conservation Designation

SPA/RAMSAR (part of the SW London Reservoir & Gravel Pits SPA)

Note: SSSI designation includes non SPA interest additionally.

Birdstrike

Within Heathrow Airport Safeguard Zone. 4.5 km southwest of airport.

Public Access

As an operational reservoir, there is no public access.

Recreation Potential

Any activity, such as watersports/angling, would have to be compatible with SPA and operational considerations. No demand for such use of the site has been identified or requested.

Fill/No Fill

No Fill

Long Term Management

Continued use as an operational reservoir, in association with SPA obligations, should ensure its viable long-term management. Given its international nature conservation designation, a management plan is essential, irrespective of whether the site were to be worked for mineral.

Phasing

Not Applicable

Biodiversity Contribution

The site contributes to the National Priority Habitat – Mesotrophic Standing Waters and Broad Habitat of Open Standing Waters; together with Surrey’s Open Standing Water Habitat Action Plan.

The site is part of the SW London Waterbodies SPA / RAMSAR complex.

Enhancements

Because of its operational requirements, opportunities for enhancements are limited.

The stark visual appearance of the reservoir embankments is something often highlighted, but whilst these cannot be softened by planting directly on to the banks for engineering stability reasons, there may be scope for basal planting on a stand off distance in front of the embankments.

Thames Water also own land to the south, involving the line of the reservoir infall channel where scope may exist to secure visual and biodiversity enhancements.

The location of where extracted mineral will be processed has yet to be determined, either to an existing plant or a newly located one. Opportunities for further enhancement may arise from this.