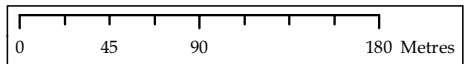


**Preferred AreaJ: Manor Farm,
Laleham**



(Spelthorne 505190E 169700N)

Manor Farm

Summary

The site is an isolated area of former agricultural grassland, essentially used for horse grazing, with the northern area also extensively used for unauthorised informal recreation by local residents. The site is substantially surrounded by residential properties.

Restoration would be to a nature conservation end use, comprising a mix of waterbodies, reedbed and woodland

Landscape Character Area

Thames Floodplain within Thames Valley regional area.

Agricultural Grade

Southern half grade 2, northern half grade 3.

Flood Risk

Yes. Entire site shown as liable to flood. The site lies in Flood Zone 2 or Flood Zone 3.

Nature Conservation Designation

No designation.

Birdstrike

Within Heathrow Airport Safeguard Zone. 6.5 km South. (Need to look carefully at the design of the waterbodies,

Public Access

Public Footpath (No 30) runs north south across eastern part of the site, joining Public Footpath (No 29) at its northern end, which runs eastwards to Ashford Road.

Recreation Potential

Surrounded by housing, and with a high level of public trespass and usage of the site already, the site has very high recreational potential.

The site provides the opportunity to meet both open space and public access provision.

However, the overriding no fill requirement necessitating a wet restoration, means the design to reduce birdstrike risk obviates against public open space usage (high potential for waterfowl feeding, as well as health and safety issues), as well as suitability for water sports usage. Any formal recreational use of the

site is likely to encounter the same access highway difficulties as lorry movements for mineral extraction.

Fill/No Fill

Low-level restoration, involve no importation of fill material. Mineral to be moved via a conveyor for processing at an existing plant elsewhere, therefore problematic in securing backfill to overcome past highway objections to the site being worked. If a feasible and acceptable method of importation could be found, then an alternative restoration option could be considered.

Long Term Management

There will need to be a Management Plan. This will be particularly important in a birdstrike context.

Consideration of whether the Local Authority (Spelthorne) or a Wildlife Body would take on the management of the site.

Phasing

Yes

Biodiversity Contribution

The site can contribute to the National Broad habitats of Standing Open Waters & Canals, Reedbed, and Broadleaved, Mixed & Yew Woodland; together with Surrey's Open Standing Water & Reedbed, Woodland Habitat Action Plans.

The site has linkages to the wetland habitats of Queen Mary Reservoir and the river Thames, together with wider grazing land to the north.

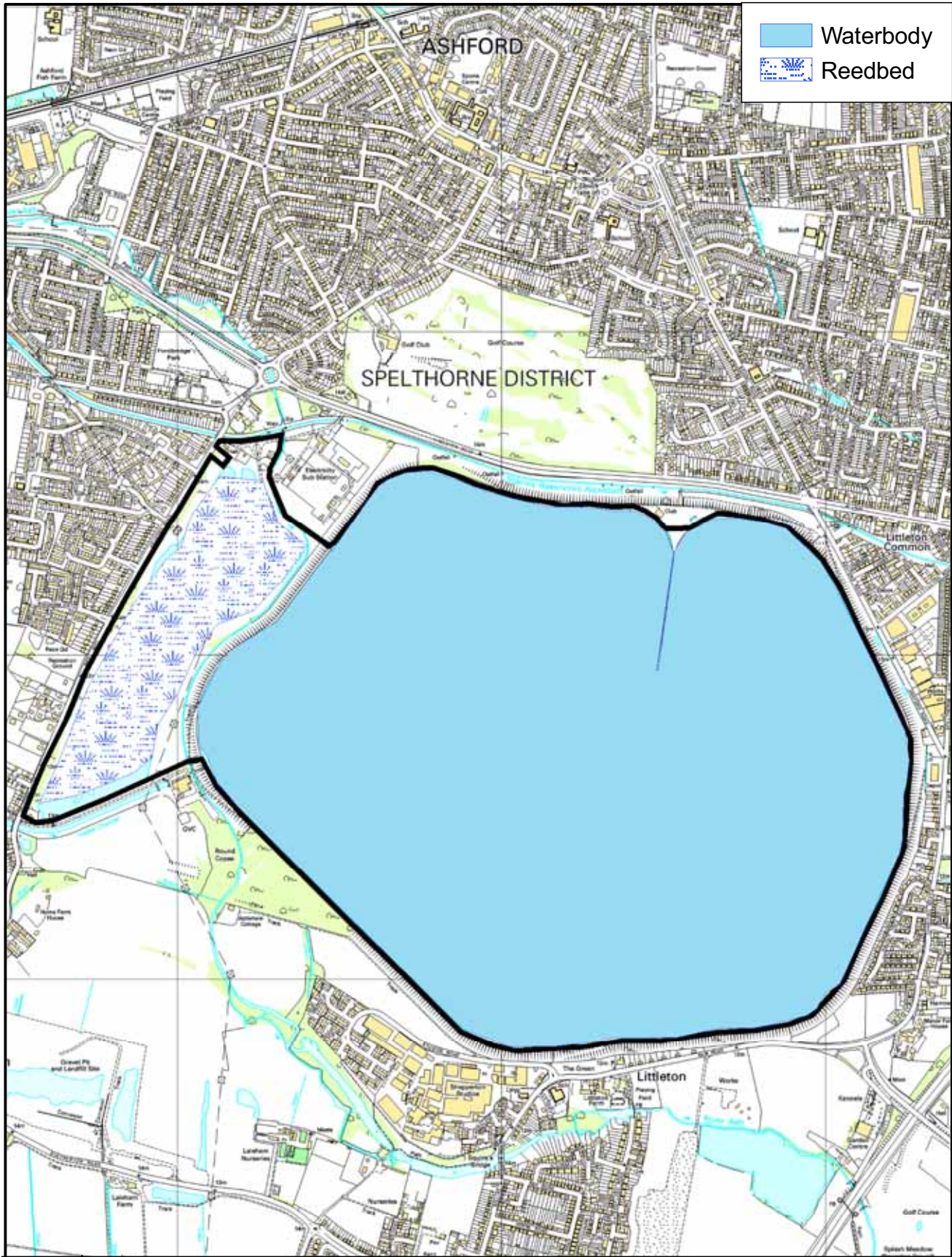
Enhancements

Thames Water intake channel to Queen Mary reservoir provides opportunity for both habitat and access (to Thames Path) corridor link. However, this must be balanced against operational security considerations of the Water Company.

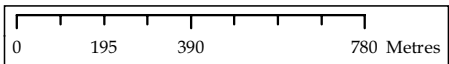
Equally habitat linkages to both proposed nature conservation restorations at Penton Hook and land west of Queen Mary Reservoir (Could secure Thames path to River Ash Walk link).

Opportunities for interpretation of nature conservation interest of the site.

The central footpath could be upgraded to cycleway status.



Preferred Area K: Queen Mary Reservoir, Sunbury



(Spelthorne 507240E 169760N)

Queen Mary Reservoir

Summary

Operational Reservoir, already subject to mineral extraction by dredger, with mineral processed through plant on adjoining land to the west. Proposal is for removal and working of baffle footprint.

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. Land to west of reservoir is in Flood Zones 2 & 3.

Nature Conservation Designation

SNCI (significant numbers of wildfowl & visiting seabirds. Nationally important for Great Crested Grebe, Cormorant, Gadwall & Shoveler).

Birdstrike

Within Heathrow Airport Safeguard Zone. 6 km south of airport.

Public Access

As an operational reservoir, there is no public access.

Opportunity exists however to help deliver the River Ash Walk, along the western edge of the reservoir.

Recreation Potential

The reservoir is already used for watersport (wind based) activity.

Fill/No Fill

No Fill

Long Term Management

Continued use as an operational reservoir should ensure its viable long-term management.

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 reservoir has linkages to the wider agricultural land to the south, the river Ash corridor, to Manor Farm and the river Thames to the west, and as part of the wider SW London Waterbodies SPA / RAMSAR complex.

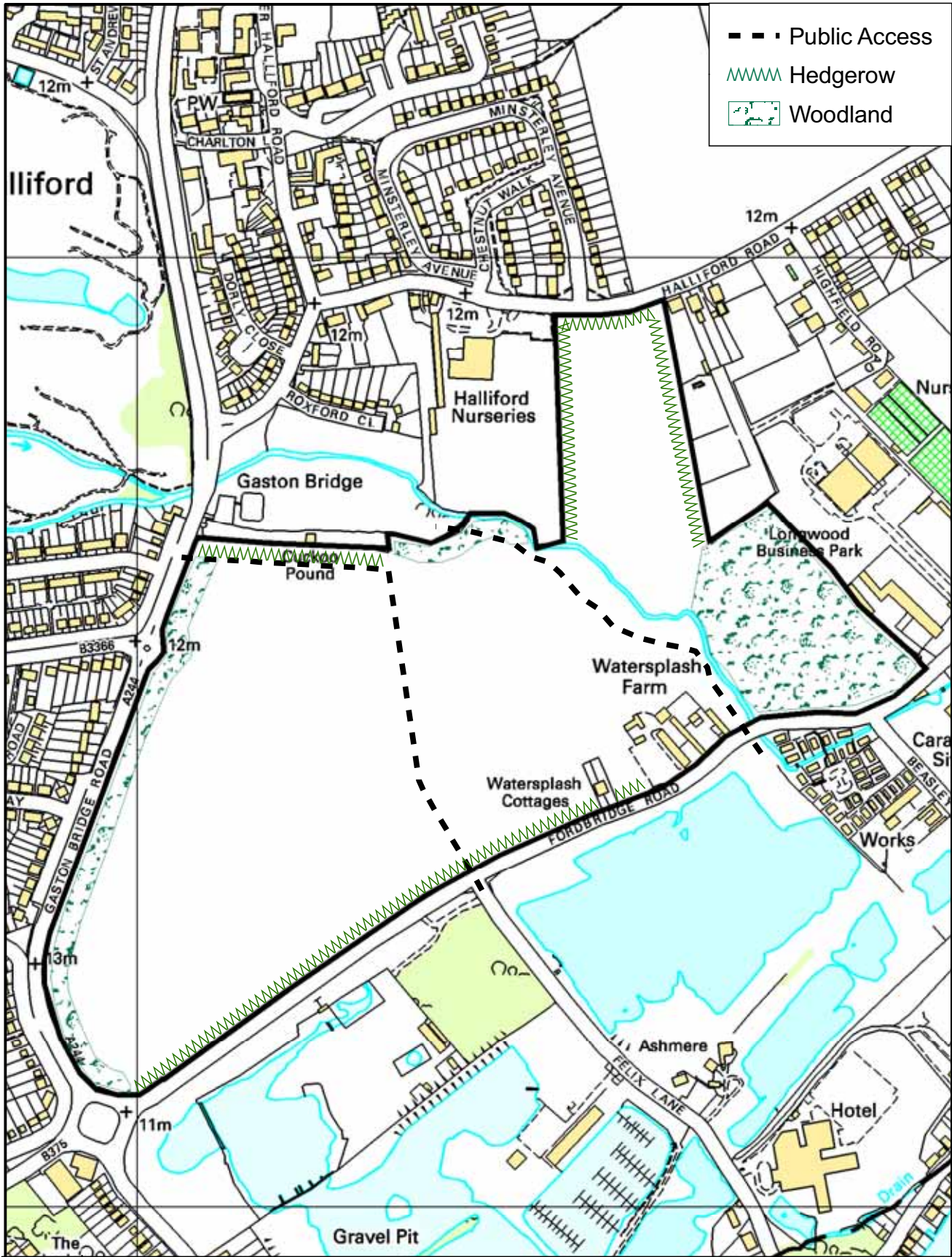
Enhancements

Because of it’s operational requirements, opportunities for enhancements are limited.

Could leave a refuge with removal of baffle, but could have birdstrike implications. Might also act as a feature for watersports.

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

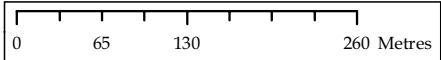
Material will be processed through the existing plant to the west of the reservoir. This area, together with the wider silt lagoons is being restored to a reedbed nature conservation end use through the ROMP system, integrated with the proposal to work the reservoir baffle.



- Public Access
- ~~~~~ Hedgerow
- Woodland



Preferred Area L: Watersplash Farm, Halliford



(Spelthorne 509340E 167590N)

Watersplash Farm

Summary

An area of very high quality agricultural land, farmed remotely under an arable regime, divided by the line of the river Ash. The Watersplash Farm complex itself is now used for other non farming uses.

Restoration should be back to agriculture with a wildlife & access corridor along the river Ash, and reedbed or possibly a woodland block established on the silt lagoon area.

Landscape Character Area

Thames Floodplain within Thames Valley regional area.

Agricultural Grade

Predominantly grade 1, with unclassified belt along river Ash. That part of site north of river Ash is grade 2.

Flood Risk

Yes, virtually entire site shown as liable to flood. Most of site lies in Flood Zone 2 or Flood Zone 3.

Nature Conservation Designation

River Ash corridor is designated as an SNCI and should remain unworked.

Birdstrike

Within Heathrow Airport Safeguard Zone. 8.5 km south of airport.

Public Access

Public Footpath (No 53) doglegs over the western part of the site.

Recreation Potential

Given the operational agricultural usage, other than the river Ash corridor, recreation potential is limited. The creation of a link along the river Ash from the Millennium Park at Gaston Bridge to FordBridge Road, will help deliver the wider River Ash Walk route. It might be that permanently diverting Public Footpath 53 along this line might be preferable from both a farming and walking perspective.

Fill/No Fill

Complete infill using inert waste materials.

Long Term Management

Continued agricultural usage should ensure the site's viable long-term management, contract farmed from a remote location.

A Management Plan will be required for the river Ash corridor, and woodland/reedbed area.

Phasing

Yes

Biodiversity Contribution

The site can contribute to the National Priority Habitat – Cereal Margins, and Broad habitat of Arable & Horticulture, Broadleaved, Mixed & Yew Woodland and Rivers & Streams; together with Surrey's Farmland, Woodland and Wetland Habitat Action Plans.

The site has wider linkages along the river Ash corridor and to the river Thames.

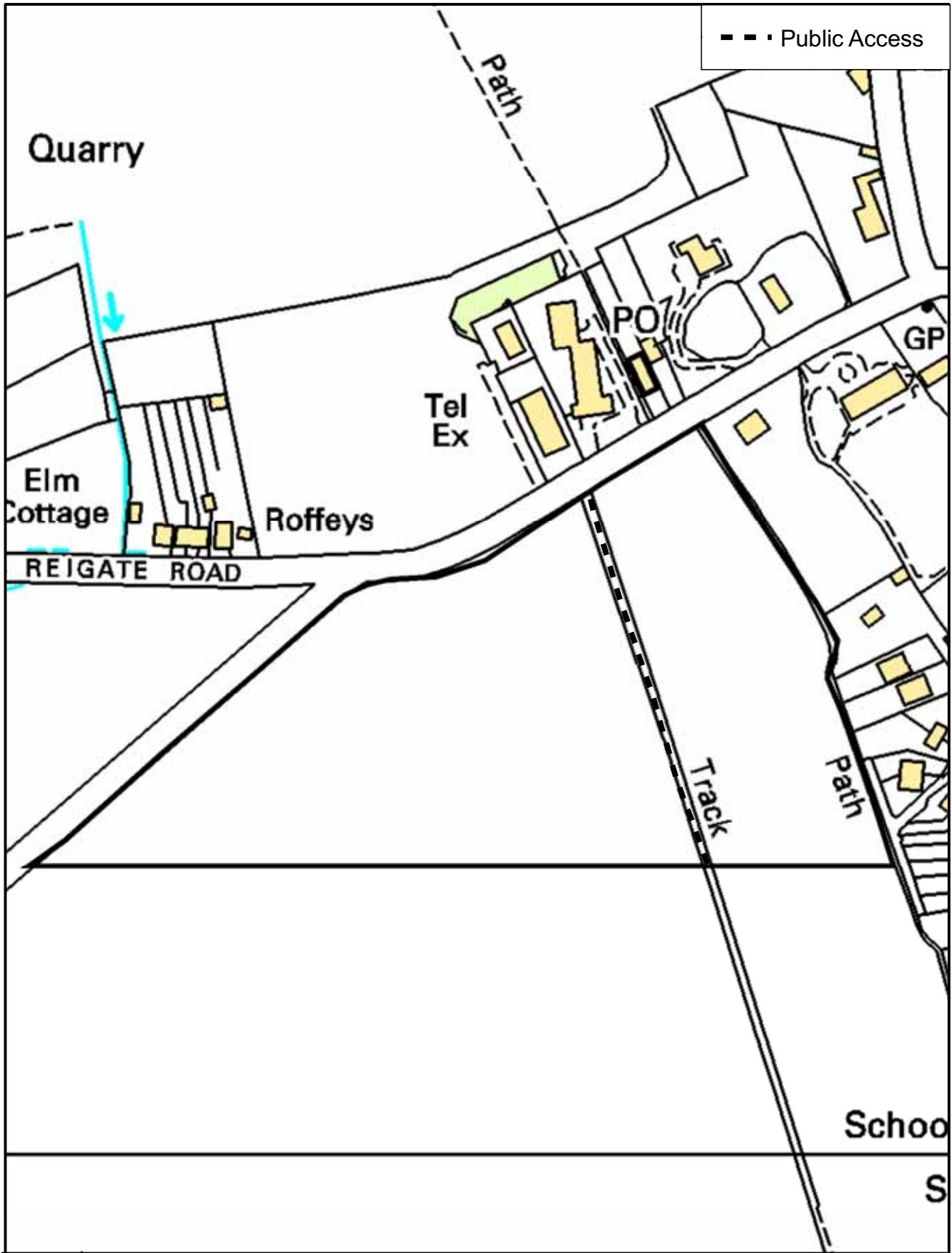
Enhancements

Some advanced screen planting, in terms of strengthening hedgerow has been undertaken, but needs further reinforcing in places linked with screen bunding.

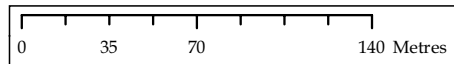
River Ash corridor across middle of site, will require a stand off zone to protect it, and should be subject to enhancement consideration, both in terms of habitat and aspirations of realising River Ash walk/footpath. The latter should link into the Millennium Park, Gaston Bridge to the north of the site. In terms of habitats, original alignments of the river Ash should be considered, its value as a green corridor for species to migrate along e.g. for eels.

Opportunities for interpretation of nature conservation/river access along corridor, and farming practise.

Provision of margins, headlands and beetlebanks around periphery of the site, in accordance with the HAPs.



**Preferred Area O: Common Field,
Betchworth**



(Mole Valley 520770E 150250N)

Common Field

Summary

The site represents a further southern extension of the existing Reigate Road workings, comprising open arable farmland, adjoining the village of Betchworth.

Restoration will be back to agriculture, involving infilling with inert waste.

Landscape Character Area

Holmesdale Greensand within Wealden Greensand regional area.

Agricultural Grade

Grade 3.

Flood Risk

No

Nature Conservation Designation

No Designation

Birdstrike

Within Gatwick Airport Safeguard Zone. 11.5 km north west of airport.

Public Access

Public Bridleway (No 459) runs north/south through the centre of the site, whilst public footpath (No 460) runs north/south along the eastern boundary. The northern boundary is Reigate Road (unpaved).

Recreation Potential

Being operational farmland, other than for the above access usage, there is no recreation potential.

Fill/No Fill

Complete infill using inert waste materials

Long Term Management

Continued agricultural usage, should ensure it's viable long-term management, farmed as part of the wider holding.

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.

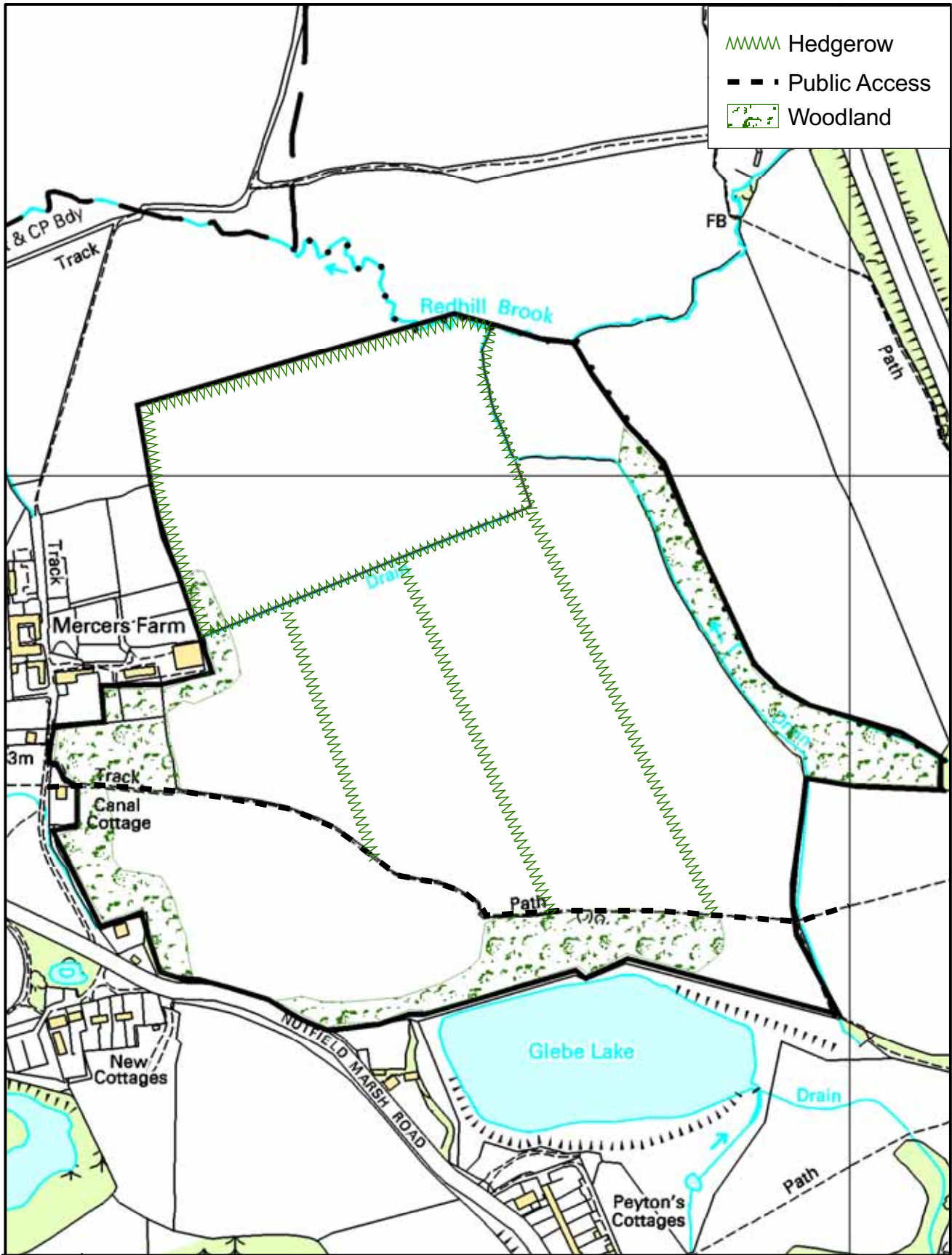
The site has wider linkages to agricultural land to the west and an existing sandpit to the north.




Enhancements

The site is known as Common Field as it is a rare survivor of an open common field system, unenclosed by hedgerowed margins. There is a strong local request that any screening hedgerows and tree planting is removed on restoration. Opportunities exist for an interpretation panel on the history/heritage of the site.

Strong local views were expressed over the importance of the site for nesting skylark. Consideration of habitat management for this national SAP species over the wider area should be considered through the use of skylark nesting plots within an arable farming regime.

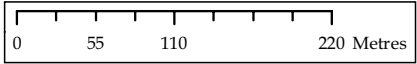
Provision of margins, headlands and beetlebanks around the periphery of the site, and wider area, in accordance with the Habitat Action Plans.



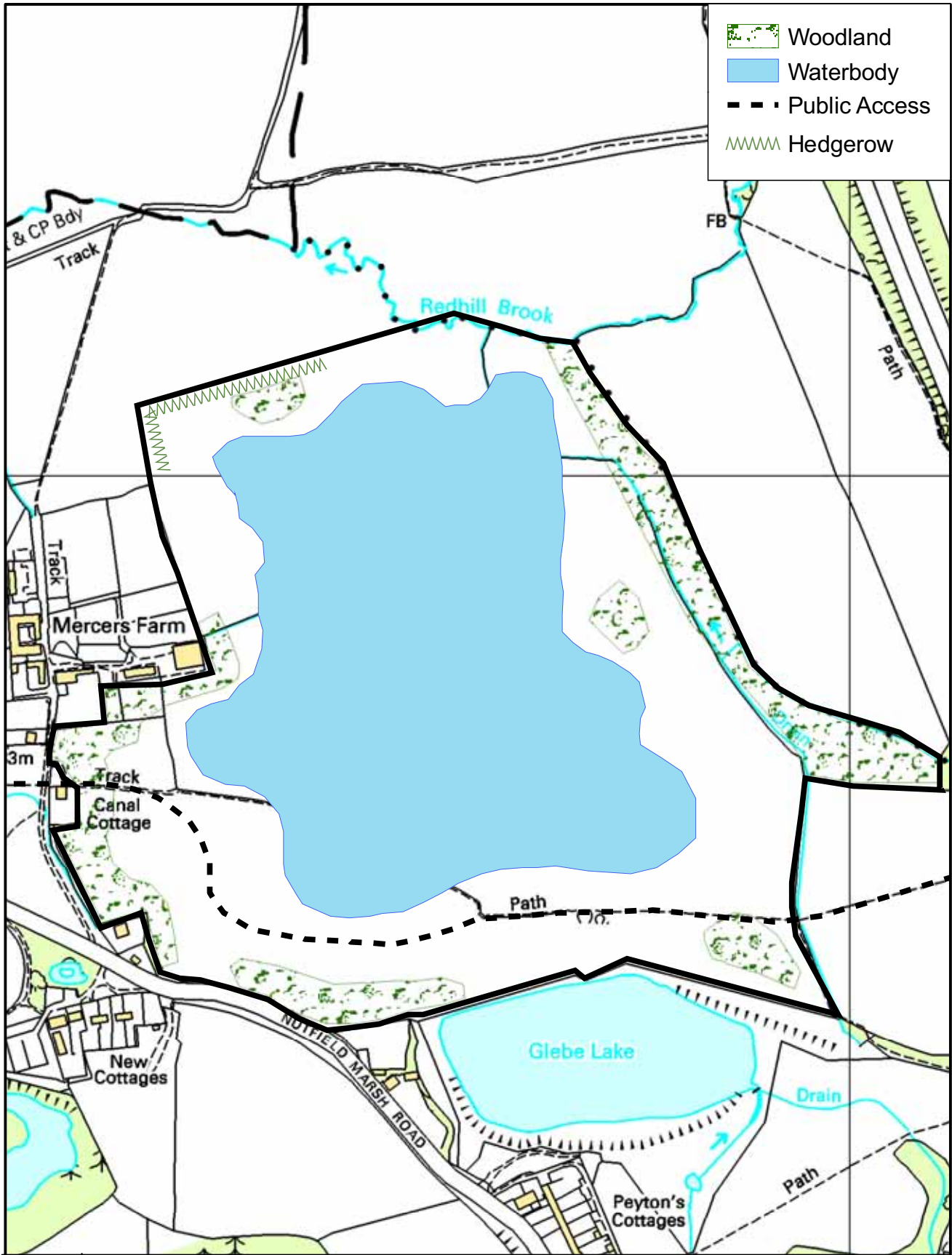
-  Hedgerow
-  Public Access
-  Woodland







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

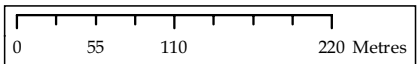


(Tandridge 530660E 151740N)



-  Woodland
-  Waterbody
-  Public Access
-  Hedgerow


**Preferred Area P: Mercers Farm,
Nutfield
No Fill Option**



(Tandridge 530660E 151740N)

Mercers Farm

Summary

The site comprises open agricultural land in arable cultivation, farmed from remote location by contract.

Given it is currently unknown whether the Environment Agency would allow the site to be filled with waste materials, two restoration options are presented. A no fill, wet restoration for nature conservation, assuming the site is worked to a depth below the watertable, and secondly a filled scheme restoring the site to an agricultural end use. The landowner / operator has a preference for the site to be filled but the feasibility is dependent on the view of the Environment Agency although no objection has been raised in principle by EA.

Landscape Character Area

Holmesdale Greensand Valley within Wealden Greensand regional area.

Agricultural Grade

Grade 3 with some Grade 4 along the eastern drain and Redhill Brook.

Flood Risk

Yes. Eastern boundary of site shown as liable to flood along drain line to Redhill Brook.

Nature Conservation Designation

SNCI

Birdstrike

Within Gatwick Airport Safeguard zone 12 km north of airport. Within Biggin Hill Safeguard Zone. 6km southwest of airport. Redhill Aerodrome xkm to the south

Public Access

Footpath 173 runs E/W across site, Bridleway 182 & National Cycle route runs along Western Boundary.

Recreation Potential

Opportunities exist to provide further linkages to the rights of way network, and extent the existing wildlife interpretation.

Watersports activity is successfully catered for at Mercers Park adjoining and there is strong local objection to extending or intensifying such activity from local residents.

Fill/No Fill

No fill option.

With a no fill wetland nature conservation restoration there will be a need for a Management Plan. If the site is linked to the adjoining nature reserve complex to the north, then a possibility that Surrey Wildlife Trust would extend their management to cover this site too.

Fill option

The fill option is dependent on the EA.

Biodiversity Contribution

Under the no fill option, the site can contribute to National Broad Habitats of Standing Open Waters & Canals, Improved & Neutral Grassland, Rivers & Streams and Boundary & Linear Features; together with Surrey's Open Standing Waters, Wetlands and Grassland Habitat Action Plans.

Under the fill option, the site can contribute to the National Priority Habitat – Cereal Margins, and Broad habitat of Arable & Horticulture, Improved & Neutral Grassland, Rivers & Streams and Boundary & Linear Features; together with Surrey's Farmland, Grassland and Wetlands Habitat Action Plans.

The site has linkages to the wider agricultural land to the south and Surrey Wildlife Trust reserve and wetland habitats to the north.

Enhancements

The NE corner of the site, beyond the Redhill Brook, is in AONB and consequently cannot be worked. This area forms part of the wider area to north in ownership of Sibelco, which would extend the Surrey Wildlife Trusts Spynes Mere nature reserve. The area will be converted to a pasture regime with reinstatement of the lost historic hedgerows.

The long narrow area west of the western drain line could be woodland block planted to provide screening to the M23, as well as providing a linking habitat corridor.

A hedgerow planting along the northern boundary, would help ameliorate visual impact on the AONB area. Might need to be backed with woodland belt.

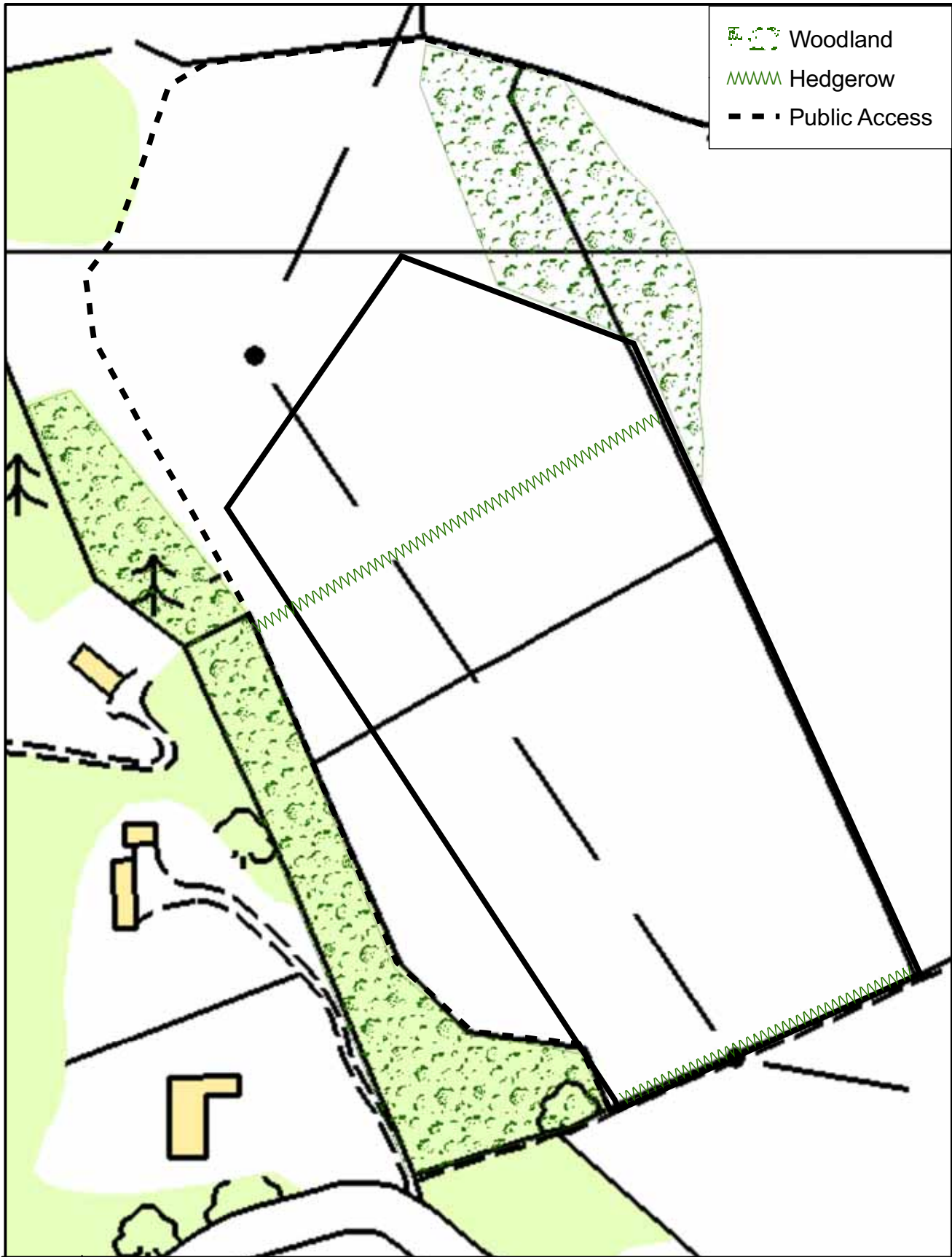
Site important for great crested newt dispersal from breeding ponds adjoining, and the opportunity to create further habitat for this nationally endangered species should be considered.




The Environment Agency requires a 10m stand off distance to protect the Redhill brook, presenting opportunities for habitat corridor work along this line.

Opportunities for enhancement of the field to the southeast, excluded from the extraction area, but in the operators ownership, to avoid it becoming isolated and prone to horse grazing use, should also be addressed

The site is important for wintering lapwing and areas yet to be worked could be managed having regard to this now nationally priority species.

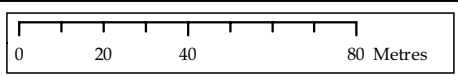
The local history of the area has been well researched by the Nutfield History Group, and opportunities exist for interpretation of this, particularly as a number of features of interest can be safeguarded or restored as part of the scheme.



-  Woodland
-  Hedgerow
-  Public Access



Preferred Area R: Runfold South Quarry Extension, Runfold



(Waverley 486340E 146840N)

Runfold South Extension

Summary

This site represents a southwestern extension to the wider long-standing sandpit which is being backfilled with waste materials. The site comprises agricultural fields adjoining well wooded/gardened residential properties to the west and south.

Restoration would be back to an agriculture, involving infilling with inert waste.

Landscape Character Area

AGLV.

Greensand Plateau/Puttenham & Seale within Wealden Greensand regional area.

Agricultural Grade

Mainly Grade 3.

Flood Risk

No.

Nature Conservation Designation

No designation.

Birdstrike

Within Farnborough Safeguard Area. 7 km south of airport.

Public Access

Public Footpath (No 208) runs east/west along the southern boundary of the site. This is also part of the North Downs Long Distance Footpath. Public footpath (No 121) runs north south through the existing site to the east, linking into this, whilst Public Bridleway (No 123), runs on an equivalent link along the river Wey to the west.

Recreation Potential

Given the agricultural usage of the site, and existing good public access links, it is consider recreational potential is limited, beyond the additional permissive route proposed by the sites operators.

Fill/No Fill

Complete infill with inert materials.

Long Term Management

Continued agricultural usage should ensure its viable long-term management, particularly in association with the restoration of the wider site.

Phasing

Not applicable.

Biodiversity Contribution

The site can contribute to the National Broad habitats of Improved Grassland, together with Surrey's Farmland Habitat Action Plan.

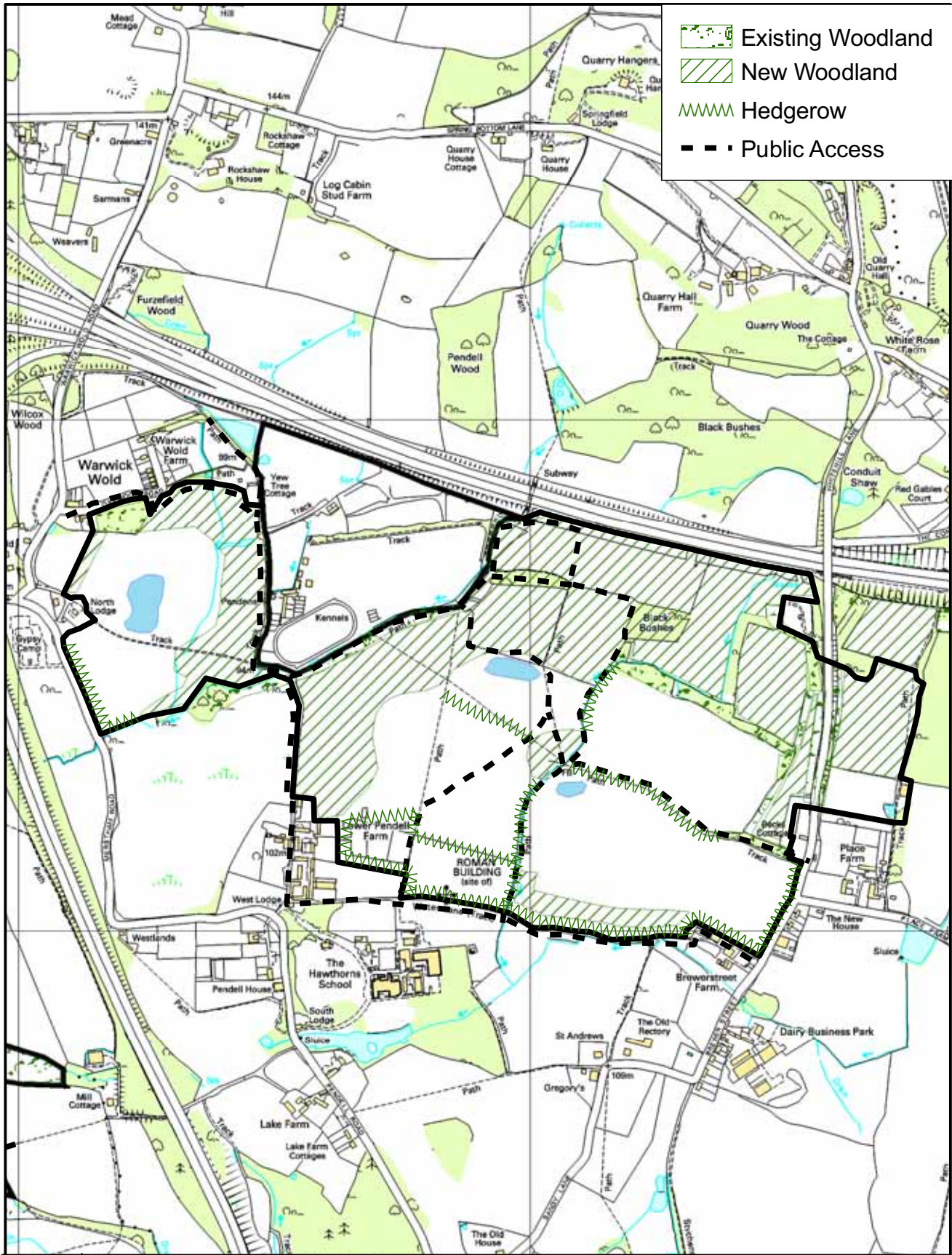
The site has linkages to the wider agricultural landscape, the river Wey Valley to the west and woodland habitat to the south.

Enhancements

The Company's wider ownership includes Runfold wood to the southeast, which is now leased to the Surrey Wildlife Trust as a nature reserve.

Historically, there were fingers of woodland running north/south, over the site and the wider existing sandpit, and these could be restored as landscape & habitat features creating corridors links within a well hedgerowed landscape.

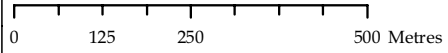
The agricultural restoration is to grassland, rather than arable and consideration should be given to the seeding of a more wildlife friendly seed mix.



- Existing Woodland
- New Woodland
- Hedgerow
- Public Access



**Preferred Area S: Pendell Farm,
Bletchingley**



(Tandridge 531910E 152470N)

Pendell

Summary

A large tract of open agricultural land, predominantly in arable management, between the M23, M25 and North Park Quarry.

The site would be served by conveyor to the processing plant at North Park Farm, to the east.

Restoration would be back to an agricultural regime (grazing), involving low level/no fill creating a shallow valley feature mirroring the profiles of North Park Quarry, with well planted hedgerow & woodland blocks. There may be basal wetland features, depending upon depth of working.

Landscape Character Area

Holmesdale Greensand Valley.
AONB northern half, ALGV southern half.

Agricultural Grade

Predominantly Grade 4 over northern half of site. Southern Half is Grade 3.

Flood Risk

Ribbon of land shown as liable to flood along the Redhill Brook at the western end of the site.

Nature Conservation Designation

Several small blocks of remnant Ancient Woodland on northern side of site.

Birdstrike

Within Biggin Hill Safeguard Zone. 6km south of airport.

Public Access

Public Bridleway (No 165) crosses the western half of the site north to south, joining with Public Bridleway (No 169) along the site's southern boundary. The National Cycleway (no 21) follows this line also.

Public footpaths (Nos 160, 161, 162 & 163) grid cross the site, whilst Public footpath (no 149) dog legs the eastern part of the site beyond Whitehall Lane.

Recreation Potential

Whilst the site has a good existing network of public rights of way, there is still some scope for adding some additional linkages, and a number of footpaths will require diversion during the workings, which may afford the opportunity for a more comprehensive provision to be made

Given the agricultural nature of the proposed afteruse the potential for recreational activity is limited, however the scale of the site and the proximity of establishments such as Hawthorns school, may offer some potential.

Fill/No Fill

No fill

Long Term Management

Continued agricultural usage should ensure the sites viable long-term management, but a management plan for those areas both outside the extraction area and not under agricultural activity is recommended.

Phasing

Yes.

Biodiversity Contribution

The site can contribute to the National Broad Habitat of Improved & Neutral Grassland, Boundary & Linear Features and Broadleaved, Mixed & Yew Woodland, together with Surrey's Farmland, Grassland and Woodland Habitat Action Plans.

The site has linkages to the wider agricultural and woodland habitats.

Given the Operator's close links with Surrey Wildlife Trust, there is scope longer term to create a big linked reserve from the Nutfield Marsh reserve through to North Park Farm (Kitchen Copse reserve), to deliver landscape scale nature conservation.

Enhancements

The Opportunity exists to create a big woodland planting block along northern edge of the site, on non operational land. This will link up the ancient woodland blocks, as well as visually help screen the M25. The lines of the various pipelines running under this land will have to be left unplanted, but can themselves provide a ride & access system to the woodland for management purposes, but also offering informal footpath and bridleway opportunities

Archaeological interest and interpretation of site of Bletchingley Palace, with the moated foundations visible in field behind Place Farm.

Opportunities for interpretation of Roman Bath house alongside NCR.

Educational opportunities in association with the adjoining Hawthorns School should be explored.

The possibility of addressing the pre act working and infilling to south west of site, and in a disused state should be examined.

A BAP for the Company's holdings in Surrey has already been produced, and this should guide the management of the Operator's wider estate. The Nutfield Marsh sites of Mercers West and Spynes Mere act as a water supply and silt disposal facility respectively for the sand processing at North Park Farm, enabling further enhancements on these restored nature reserves. For example, the silt is used to create additional shallows and bays in Spynes mere.