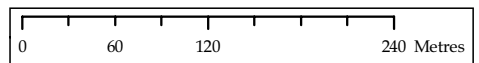


Preferred Area F: Home Farm Quarry Extension, Shepperton



(Spelthorne 506510E 168340N)

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 F : Home Farm Quarry Extension, Shepperton

Location	The preferred area lies south of Shepperton Studios and west of Shepperton Green, with the existing mineral operations at Home Farm to the west
Area:	7.86 ha
Estimated yield:	0.54 million tonnes of concreting aggregate

Key development requirements

- Access : move mineral by conveyor via Home Farm Quarry to the processing plant at Littleton Lane; minimise cumulative traffic impacts on the communities of Laleham and Shepperton Green by not working area at the same time as the working of preferred area J Manor Farm
- Local amenity : processing should be at Littleton Lane; assess and mitigate potential environmental impacts of noise and dust, and visual impact, on nearby residents
- Biodiversity : appropriate assessment required under Habitat Regulations to assess possible implications on South West London Waterbodies special protection area of working on SPA species that may be attracted to nearby waterbodies; assess baseline ecology including record of protected species and species of principal importance; identify and mitigate potential impacts; avoid indirect impacts on River Ash and associated sites of nature conservation importance at Littleton Lake/Shepperton Green and River Ash-Splash Meadows
- Heritage : prior archaeological assessment has highlighted potential of area and need for evaluation
- Hydrology : mostly within source protection zone 3 of a public water supply (Chertsey) and within major aquifer so hydrogeological assessment required to ensure that groundwater flow is not affected and contamination avoided; assess possible hydrological connectivity between the area and Thorpe No.1 Gravel Pits SSSI; leave suitable unworked margins to protect integrity of 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
- Landscape: assess visual impacts on landscape and character of area, including impact of 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 : preferred restoration for this site would involve inert fill back to existing ground levels, for future use for agriculture and reinstatement as a backlot for the studios; provide a walk along the River Ash and habitat enhancements to the river corridor
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