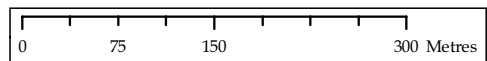


Preferred Area G: Homers Farm, Bedfont



(Spelthorne 507090E 173190N)

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 G : Homers Farm, Bedfont

Location	The land lies to the south of Heathrow Airport between the Staines Road (A30) to the south and oil storage tanks to the north. It is bounded by Short Lane to the west
Area:	11ha
Estimated yield:	0.76 million tonnes of concreting aggregate

Key development requirements

- Access : means of access should be direct to A30 or via Short Lane with junction improvement to satisfaction of Highways Agency; traffic entering and leaving via Short Lane should access the site from south only
- Local amenity : assess and mitigate potential environmental impacts of noise and dust, and visual impact, on nearby residents particularly if on-site processing is proposed
- Biodiversity : assess baseline ecology including record of protected species and species of principal importance; identify and mitigate potential impacts
- Heritage : former Roman road from London to Silchester adjacent to area on the alignment of the A30; areas of high archaeological importance within 500m; preliminary rapid archaeological assessment has highlighted need for further assessment and evaluation
- Hydrology : within major aquifer so hydrogeological assessment required to address impacts on the aquifer, and any local impacts of dewatering, including potential impacts on the Bedfont and Princes Lakes wetland to the south, which is a Site of Metropolitan Importance/Site of Nature Conservation Importance; 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 margin required to safeguard the Longford to Walton fuel pipeline around the northern and western corner
- Air quality : within AQMA; assess impact taking into account objectives set by Spelthorne BC Air Quality Management Plan
- Agriculture : land classified as grade I so assess impact of mineral working on the viability of the agricultural holding

- 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 : Adjoins Heathrow Airport so filling with inert waste and restoration to agriculture or recreation use is required
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