



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 E : Whitehall Farm, Egham

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<b>Location</b>	The preferred area lies south of Egham, north of Stroude village, and immediately to the east of the Egham to Virginia Water railway line.
<b>Area:</b>	47.1ha
<b>Estimated yield:</b>	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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