





- Landscape : area of attractive open farmland in the Thames Valley so assess visual impacts on landscape and character of the area and scope for integration of significant features into 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 : Restore to existing levels for agricultural use and provide enhancements to the River Ash corridor
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