



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 P: Mercers Farm, Nutfield

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<b>Location</b>	The preferred area is located in open countryside, west of the M23 motorway, south of the M25 and north of the A25. The small community of Nutfield Marsh lies to the south west, a flat area of open land dissected by Nutfield Marsh Road
<b>Area:</b>	38ha
<b>Estimated yield:</b>	5.40 million tonnes of soft sand overall [estimated 2.7 million tonnes within plan period]

#### Key development requirements

- Access : a comprehensive package of measures is required to provide suitable access and local highways improvements, including as a minimum:
  - limiting HGV movements to 240 movements daily;
  - directing access to the wider highway network via Cormongers Lane not Church Hill;
  - improvement of the junction of Cormongers Lane / Nutfield Marsh Road
  - provision of two intervisible passing places on the narrow sections of Cormongers Lane;
  - consideration of the need for improvements to the junction of Cormongers Lane with the A25;
  - replacement and widening of the bridge on Cormongers Lane; and
  - contribution to traffic management measures at the Church Hill/A25 junction to protect Church Hill from HGV use.

address potential cumulative impact of traffic on the local road network by capping total HGV movements generated from preferred area and other mineral workings

- Local amenity : assess and identify mitigation for potential environmental impacts of noise and dust, and visual impact, on nearby residents arising from mineral working and processing; phase working and restoration to limit adverse impacts on the surrounding communities and environment; select location of processing plant so as to limit visual impact; divert footpath (FP173) and leave suitable unworked margins to it and bridleway (BW182)
- Biodiversity : preferred area is designated as a site of nature conservation importance and notable for wintering lapwing, bullfinch and reed bunting, and great crested newts so assess baseline ecology including record of protected species and species of principal importance; identify and mitigate

potential impacts; assess potential indirect impacts on ecology and biodiversity from any changes to the hydrological regime, particularly around Redhill Brook

- Heritage : assess the impact of working and restoration on conserving the character and setting of the listed buildings (Leather Bottle Cottage and