



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 C : Hamm Court Farm, Weybridge

Location	The preferred area lies north-east of Addlestone and west of Weybridge; Weybridge Road (A317), which links the two, is to the south.
Area:	26ha
Estimated yield	0.78 million tonnes of concreting aggregate (this includes 150,000t of variable silty sand and gravel)

Key development requirements

- **Access** : a suitable new traffic signal junction from the site with the A317 is required
- **Local amenity** : assess and mitigate potential impact of noise and dust, and visual intrusion, on Meadowlands Park and Hamm Court; phase working and locate processing plant so as to mitigate the impact on nearby residents; divert footpaths FP9 and FP10 and provide suitable unworked margins to these
- **Biodiversity** : Chertsey Meads Local Nature Reserve (LNR), part of a larger site of nature conservation interest (SNCI) abuts the site and should be safeguarded; the Rivers Thames, Bourne and Wey in the vicinity are also SNCI; assess baseline ecology and record of protected species and species of principal importance; identify and mitigate potential impacts; assess quality of the wet woodland in the south of the site and safeguard this BAP priority habitat
- **Heritage** : safeguard setting of Hamm Court Farm which includes a grade II listed pigeon house and moat of archaeological interest, and Woburn Park to the west which is a Registered Park and Garden of Historic Interest; landscape survey required to aid restoration of historic features; prior archaeological assessment and, if necessary, evaluation required
- **Hydrology** : within major aquifer so hydrogeological assessment required to ensure that groundwater is not contaminated and assess impact of inert infill on groundwater flow; 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** : leave suitable margins from the oil pipeline and electricity pylons to protect Pipeline and National Grid and EDF Energy infrastructure

- 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, and provide for public access linking through to Chertsey Meads; assess opportunity to provide flood storage and flood risk mitigation
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