

Minerals and Waste Development Framework

Surrey Minerals Plan

Primary Aggregates Land Assessment Report

Background Report

2006 – updated 2009

November 2009



SURREY
COUNTY COUNCIL

			Transport				
PMZ	Name	Ecology	Access	Environmental Impacts	Landscape	Hydrology	Houses
20	Chertsey Meads, Chertsey	2	4	4	1.5	3	2
21	Hamm Court Farm, Chertsey	3	4	4	3.5	3	1
22	Desborough Island, Walton-on-Thames	2	3	2	3.5	2	4
23	Land north of Broadwater, Walton-on-Thames	3	4	3	1	3	1
24	Grove Farm, Walton-on-Thames	3	4	1	1.5	2	1
25	Land east of Mercers Farm, South Merstham	2	2	2	3.5	2	4
26	Land south of Duckpit Wood, Oxted	3	4	4	3.5	2	4
27	Deepening of Oxted Sandpit, Oxted	4	4	4	2	1	4
28	Land east of Clacket Lane, Moorhouse	4	4	4	3.5	1	4
29	Lane near Frensham Manor, Frensham	3	1	1	1	3	4
30	Dockenfield, Frensham	4	1	1	2.5	4	4
31	Land near West End House, Frensham	4	1	1	1.5	4	4
32	Broomfields, Frensham	3	1	1	1.5	4	3
33	Frensham Vale Farm, Rowledge	3	4	2	1.5	4	3
34	Tankersford Common, Millbridge	3	1	1	3.5	4	3
35	Birchen Hey, Millbridge	1	1	1	3.5	4	3

Name of Site: PMZ22 DESBOROUGH ISLAND, WALTON ON THAMES

Location: E 508100 N 166260
Area: 14ha
Estimated resource: 0.47 million tonnes
Resource Type: Sand and gravel
New Site or Extension: New
Possible Location/s for Processing: Off site

Green Belt

DESBOROUGH ISLAND	
Biodiversity and geological conservation	
International, European and national designations	
Ramsar	The South West London Waterbodies Ramsar site lies within 5km of the PMZ.
Special Area for Conservation (SAC)	The Thursley, Ash, Pirbright and Chobham SAC lies within 10km of the PMZ.
Special Protection Area (SPA)	The South West London Waterbodies SPA lies within 5km of the PMZ and the Thames Basin Heaths SPA within 10km.
National Nature Reserve (NNR)	Chobham Common NNR lies within 10km of the PMZ
Site of Special Scientific Interest (SSSI)	Dumsey Meadow, Esher Commons, Thorpe Park No 1 Gravel Pit and Knight and Bessborough Reservoirs SSSIs lie within 5km of the PMZ.
Other designations	
Local Nature Reserve (LNR)	Chertsey Meads LNR lies within 2km of the PMZ.
Site of Nature Conservation Importance (SNCI)	Desborough Island SNCI covers most of the zone and the River Thames SNCI adjoins it; Ferris Meadows, River Wey and Wey Navigation SNCIs lie within 1 km of the PMZ and Chertsey Meads, Chertsey Bourne @ Chertsey Meads SNCIs; Woburn Park Stream, Littleton Lake, Sheepwalk Lake, Charlton Quarry, Littleton Lake - Shepperton Green Reservoir and River Ash – Splash Meadow, Splash Meadow to Gaston Bridge and Gaston Bridge to Watersplash Farm SNCIs are within 2km.
Ancient woodland	Broad Water Wood lies within 1km of the PMZ.
Regionally Important Geological and Geomorphological Sites (RIGS)	None
Landscape Conservation	
Area of Outstanding Natural Beauty (AONB)	N/A
Area of Great Landscape Value (AGLV)	N/A
Regional Landscape Character Area	Thames Valley
Local Landscape Character Area	River Thames / Thames Floodplain
Heritage and Cultural Conservation	
Archaeological Constraints	Crop marks indicative of past land use and occupation exist but archaeological potential uncertain.
Scheduled Monuments and Historic Environment Record (HER) entries	SM31394 Oatlands Palace lies within 1km of the PMZ and SMSU142 an Anglo-Saxon and Medieval Cemetery at Shepperton within 2km; there are 85 HER entries within 1km.
Listed Buildings (Grades I, II* and II) within 1km of PMZ	The Rectory (II*) Church Square Shepperton, The Church of St Nicholas (II*) Church Square and Manor House (II*) Church Road Shepperton lie within 1km of the PMZ; the HER records 29 Grade II

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Appendix 3a: Baseline information for 48 Potential Mineral Zones

	LB within 1km.
Conservation Areas within 500m of the PMZ	Shepperton and Lower Halliford Conservation Areas lie within 500m north of the PMZ.
Registered Historic Parks and Gardens within 2km of the PMZ	Oatlands (Grade II) lies within 1km of the PMZ and Woburn Farm (Grade II) within 2km; the HER records no other gardens of interest within 1km.
Recreation and Amenity	
Public Right of Way	Footpath Number 27a runs along the western and northern boundary of the PMZ.
Surrey cycleway	N/A
Hydrology	
Aquifer - Major or Minor	Major aquifer
Groundwater Source Protection Zones (SPZs)	PMZ lies within SPZ1 of the Walton Bridge PWS; assess impact of de-watering on quality of groundwater
Surface water (lakes, rivers, streams, ponds)	There are no surface water features on the PMZ.
Flood risk	The PMZ lies predominantly within Flood Zone 3, with a small area in Zone 2.
Contaminated Land	
See Environment Agency hydrological assessment for information	
Infrastructure	
Major Pipelines	N/A
Cables – above ground	N/A
Cables – below ground	N/A
Transport	
See SCC transportation assessment for information	
Airport safeguarding	
Proximity to airports (birdstrike)	The PMZ lies within the 13km Heathrow protection zone
Air Quality	
Zone within or affected by Air Quality Management Area (AQMA)	N/A
Agricultural Land	
Presence of high grade (1 and 2) land	Non agricultural

Name of Site: PMZ23 LAND NORTH OF BROADWATER, WALTON ON THAMES

Location: E 508520 N 165730
Area: 65ha
Estimated resource: 3.58 million tonnes
Resource Type: Sand and gravel
New Site or Extension: New
Possible Location/s for Processing:

Green Belt

LAND NORTH OF BROADWATER	
Biodiversity and geological conservation	
International, European and national designations	
Ramsar	The South West London Waterbodies Ramsar site lies within 5km of the PMZ.
Special Area for Conservation (SAC)	The Thursley, Ash, Pirbright and Chobham SAC lies within 10km of the PMZ.
Special Protection Area (SPA)	The South West London Waterbodies SPA lies within 5km of the PMZ and the Thames Basin Heaths SPA within 10km.
National Nature Reserve (NNR)	Chobham Common NNR lies within 10km of the PMZ
Site of Special Scientific Interest (SSSI)	Dumsey Meadow, Esher Commons and Knight and Bessborough Reservoirs SSSIs lie within 5km of the PMZ.
Other designations	
Local Nature Reserve (LNR)	There are no LNRs within 2km of the PMZ.
Site of Nature Conservation Importance (SNCI)	The River Thames, River Wey, Desborough Island and Ferris Meadow SNCIs lie within 1km of the PMZ and The Heath, Wey Navigation, River Ash – Splash Meadow to Gaston Bridge, Charlton Quarry and Chertsey Bourne @ Chertsey Meads SNCIs lie within 2km.
Ancient woodland	Broad Water Wood abuts the SE edge of the PMZ.
Regionally Important Geological and Geomorphological Sites (RIGS)	None
Landscape Conservation	See SCC background document - Landscape and Visual Assessment (2004) for further information
Area of Outstanding Natural Beauty (AONB)	N/A
Area of Great Landscape Value (AGLV)	N/A
Regional Landscape Character Area	Thames Valley
Local Landscape Character Area	River Thames / Thames Floodplain
Heritage and Cultural Conservation	
Archaeological Constraints	Two Areas of High Archaeological Potential occur within the PMZ.
Scheduled Monuments and Historic Environment Record (HER) entries	SM31394 Oatlands Palace and SM569 Oatlands Park Hotel lie within 1km of the PMZ; there are 56 HER entries within 1km.
Listed Buildings (Grades I, II* and II) within 1km of PMZ	There are no Grade I or II*LB within 1km of the PMZ; the HER records 12 Grade II LB within 1km.
Conservation Areas within 500m of the PMZ	There are no Conservation Areas within 500m of the PMZ.
Registered Historic Parks and Gardens within 2km of the PMZ	Oatlands (Grade II) abuts the southern side of the PMZ; the HER records no other gardens of interest within 1km.
Recreation and Amenity	
Public Right of Way	Footpath Number 27 adjoins the N boundary of the PMZ and Footpath 36 the W boundary.

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Surrey cycleway	N/A
Hydrology	Band 2 - See Environment Agency hydrological assessment for more information
Aquifer - Major or Minor	Major aquifer
Groundwater Source Protection Zones (SPZs)	N/A
Surface water (lakes, rivers, streams, ponds)	The Engine River flows across the centre of the PMZ and Broad Water forms much of the southern boundary assess impact of de-watering on these features
Flood risk	Approximately 70% of the PMZ lies within Flood Zone 3, with the balance split between Zone 2 and Zone 1.
Contaminated Land	See Environment Agency hydrological assessment for information
Infrastructure	
Major Pipelines	N/A
Cables – above ground	N/A
Cables – below ground	N/A
Transport	See SCC transportation assessment for information
Airport safeguarding	
Proximity to airports (birdstrike)	The PMZ lies within the 13km Heathrow protection zone
Air Quality	
Zone within or affected by Air Quality Management Area (AQMA)	N/A
Agricultural Land	
Presence of high grade (1 and 2) land	N/A Grade 3

(i) Landowner & operator interest (ii) New area /extension (iii) Work within plan period? [to 2026]	Access	Bio & geodiversity	Heritage & cultural conservation	Landscape	Hydrology	Other considerations	Include/exclude as a preferred area in the minerals plan
RUNNYMEDE BOROUGH (continued)							
PMZ 18: Abbey Chase Farm: 1.3mt [No BH information provided, PMZ estimate only]							
(i) Mineral company owns majority of land but confirmed in 2009 no interest in working the land now or in the future (ii) New area (iii) No	No suitable direct access. The only alternative would be via PMZ 17 underneath the M3.	(i) Not included in HRA. The PMZ is not covered by an international designation (ii) None	Area of High Archaeological Potential. Chertsey Abbey Scheduled Monument abuts part of the southern boundary of the PMZ, and the PMZ itself is thought to contain features associated with Chertsey Abbey. The PMZ adjoins the Chertsey Conservation Area.	(i) None (ii) NSIG [Covered by RSS policy C7 which seeks to strengthen the environmental, heritage & recreational value of the R Thames corridor]	(i) Band 2*. Within SPZ1 of Abbey Mead PWS. Likely that area of gravel between Abbey River & M3 will need to be retained to protect Chertsey source works. (ii) Flood Zone 3. Processing would be off-site.	M3 defines northern boundary, residential properties abut northern boundary & a camping site lies to east. Abbey River runs west-east through PMZ & there are some isolated properties along this stretch. Mitigation to protect these uses is likely to restrict working to central parts of PMZ. Previous applications have been refused & appeals dismissed. Category II in the 1993 MLP due to archaeological, visual & access constraints.	In addition to the lack of mineral operator or landowner interest, this is a landlocked PMZ & could only be accessed by river via PMZ 17, which is not considered suitable for inclusion in the Minerals Plan. No information has been submitted to SCC to demonstrate how access constraints or impact on the riverside setting could be adequately mitigated. Exclude
ELMBRIDGE BOROUGH							
PMZ 22: Desborough Island: 0.47-0.88mt [GWP May 06, no BH information provided, Cat III]							
(i) No minerals company or formal landowner interest expressed during consultation on the plan (ii) New area (iii) No	No suitable direct access. The only alternative would be via the Desborough Channel.	(i) Not included in HRA. The PMZ is not covered by an international designation (ii) Desborough Island SNCI covers most of the zone and the River Thames SNCI adjoins it	Distant views possible from Oatlands [Grade II registered park and garden] to the south.	(i) None (ii) NSIG Covered by RSS policy C7 which seeks to strengthen the environmental, heritage & recreational value of the R Thames corridor.	(i) Band 2*. Within SPZ1 of Walton Bridge PWS (ii) Flood Zone 3 [but processing likely to occur off-site].	Bounded by R.Thames on 2 sides & Desborough Channel & Walton Lane to south. Residential properties on north bank of river. Area has recreation use with public access on playing fields to east of PMZ, along river towpath, and footpaths crossing PMZ. Identified as category II site in 93 SMLP owing to visual impact, hydrological & access constraints. Extraction could potentially facilitate Lower Thames Strategy.	In addition to the lack of mineral operator interest & landowner interest, access constraints & the need to protect the riverside setting undermine the deliverability of this PMZ. SCC has not received any information to demonstrate how these constraints could be adequately mitigated. Exclude.

(i) Landowner & operator interest (ii) New area /extension (iii) Work within plan period? [to 2026]	Access	Bio & geodiversity	Heritage & cultural conservation	Landscape	Hydrology	Other considerations	Include/exclude as a preferred area in the minerals plan
ELMBRIDGE BOROUGH (continued)							
PMZ 23: Land north of Broadwater: 3.6-4.3mt [GWP May 2009, some BH information provided, Cat II]							
(i) Initial interest (via consultants) in working land not sustained (ii) New area (iii) No	The new Walton Bridge and the improvements to the Walton Lane junction will facilitate easier and safer access by HGVs. The environmental impact on Walton Lane and the improved facilities for public access would, however, be significant.	(i) Not included in HRA. The PMZ is not covered by an international designation (ii) None. Ancient woodland abuts SE edge of PMZ. River Thames SNCI abuts PMZ & Desborough Island SNCI lies to the north of Desborough Channel. Ferris Meadow which includes the area of the former Ferry Lane Pit to the west of the PMZ is an SNCI.	(i) Two Areas of High Archaeological Potential occur within the PMZ (ii) Oatlands [Grade II registered park and garden] abuts the southern side of the PMZ.	(i) None [RSS policy C7 may be relevant which seeks to strengthen the environmental, heritage & recreational value of the R Thames corridor. (ii) SIG [Despite proposals to exclude working of southern part, there would still be SIG impacts in short-medium term]	(i) Band 2 (ii) Flood Zone: predominantly 3 [approx 70%]. Remainder of PMZ in Flood Zone 1 & 2.	Bounded to south by Broadwater Lake associated with historic landscape of Oatlands Park. Land rises steeply beyond to residential areas of Weybridge. Residential properties lie in close proximity on southern, eastern & western boundaries. Desborough Channel & Walton Lane form northern boundary. Latter provides public access alongside river. St George's College Junior School & playing fields abut western boundary.	In addition to the lack of sustained mineral operator or landowner interest, it is likely that this PMZ cannot be directly accessed other than by river. SCC has not received any information to demonstrate that access constraints & potentially significant adverse landscape & visual impacts associated with mineral extraction could be adequately mitigated. Exclude
PMZ 14: Knight & Bessborough Reservoirs: 0.75mt [GWP May 06, no BH information provided, Cat III]							
(i) Mineral company interest subsequently withdrawn because of operational requirements of landowner (Thames Water) for extraction from reservoir (ii) New area (iii) No	No transportation reason why PMZ should not be used for mineral working. There is direct access onto the PRN [Hurst Road]. However extraction should not be concurrent with that from Molesey Reservoirs, where the material would be processed.	(i) Within SW London Waterbodies SPA. On basis of studies carried out for KG VI Reservoir (see under PMZ 1) Natural England considered that Knight & Bessborough Reservoirs could be included as a preferred area in minerals plan subject to an HRA. Results of HRA confirm that the reservoir cannot be worked without adverse impact on SPA, given method of working proposed by mineral operator which would require complete draw down of reservoir.	None	(i) None (ii) Not assessed	(i) Band 3 (ii) Not subject to fluvial flood risk. Any risk to breach of reservoir walls would be covered by inspection under the Reservoirs Act 1975.	An operational reservoir. Residential properties abut the PMZ boundaries to the east & south-east. Given the embankments surrounding the reservoir, there are unlikely to be impacts associated with dredging the mineral. Levels of HGV movements could be kept within or similar limits to current extraction at the Molesey Reservoirs opposite.	The HRA concluded that the reservoirs cannot be worked without adverse impact on the integrity of the SPA. To do so would be contrary to European legislation. Exclude