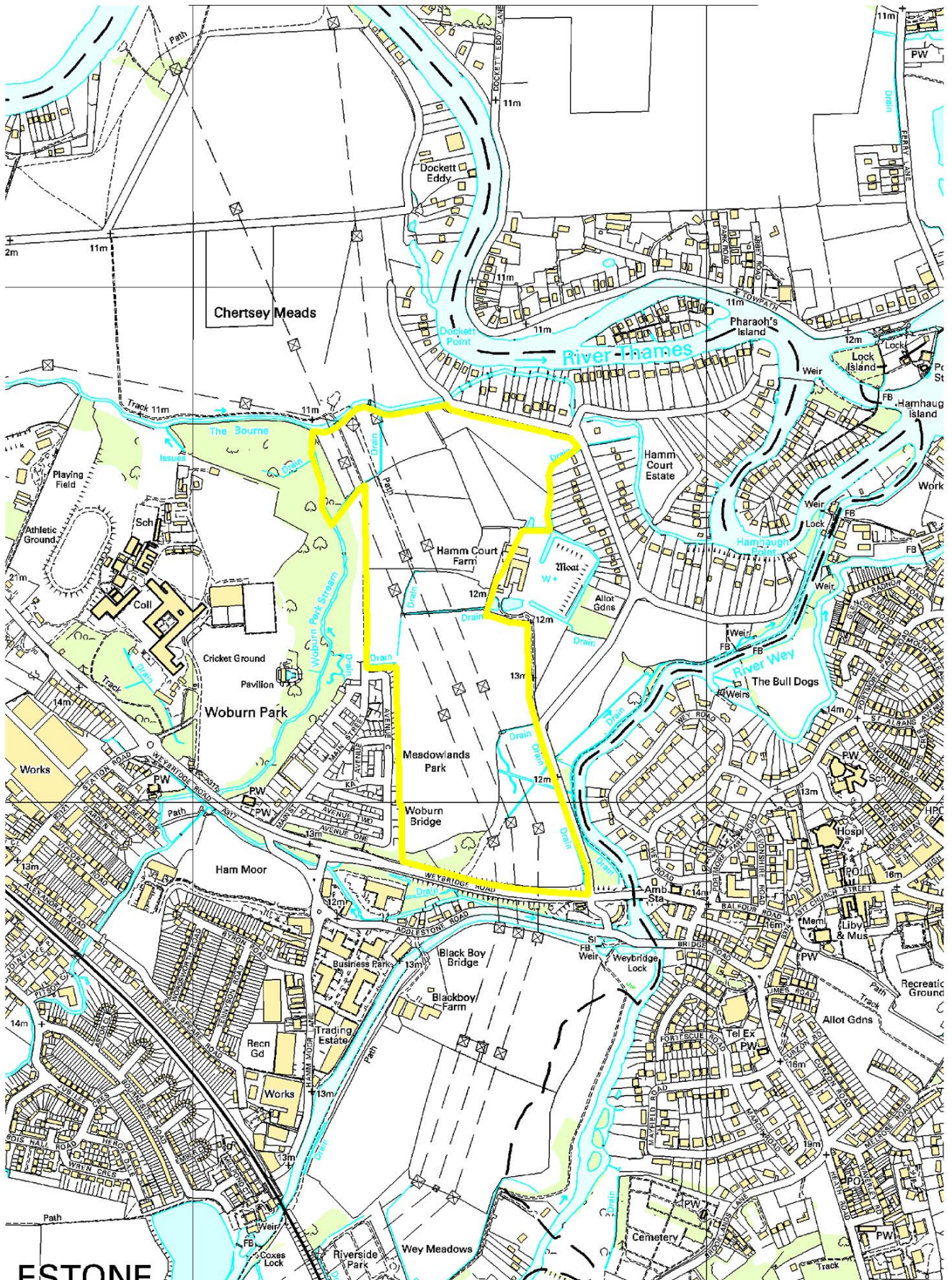


PMZ21, Hamm Court Farm, Chertsey



ESTONE

PMZ21 Hamm Court Farm, Chertsey – Grid Reference: 506535 east; 165271 north

21.1 Core Details

Criteria	Description
PMZ Description	Large enclosed fields currently used for horse grazing.
PMZ Area	29ha
Surrounding Uses	A private residential estate surrounds the PMZ to the north and the east, with the River Thames beyond that. Weybridge Road (A317) forms the southern boundary to the PMZ. Woburn Park lies to the west. The urban area of Weybridge lies approximately 700m to the south east.
Transport	The PMZ is bordered by Weybridge Road (A317) and Hamm Court which is a part D-class, part private road.
Planning Policy	Located within the Green Belt.
Landscape and Visual	There are no landscape designations upon this PMZ.
Ecology and Nature Conservation	Chertsey Meads LNR lies adjacent to the PMZ in the north. There are no ecological designations upon this PMZ.
Hydrology	The PMZ is within the River Thames floodplain and SPZ3 Abbey Meads PWS. There is potential risk of water pollution. The Bourne (which lies on the border between this PMZ and PMZ20) is grade B for chemical water quality ¹ at this point along its course.
Archaeology and Historic Environment	There are two SMR points within the PMZ. The adjacent Woburn Park, an historical park and garden.
Noise	Potential noise impacts on residential properties within 70m of PMZ.
Other Environmental Issues (air quality/ rights of way/ pylons)	Pylons and Rights of Way traverse the PMZ. The PMZ has Grade I Agricultural designation upon it.

21.2 Key Issues

Criteria	Description
Transport	There is a poor accident record at the junction of Hamm Court and the A317 and this junction is considered inappropriate for the introduction of large numbers of HGV turning movements. Access direct to the A317 is not considered to be appropriate given the nature of the road and the high volume of traffic carried. The location of the PMZ within a 50 mph zone means that it is unlikely that the required visibility could be provided.
Archaeology and Historic Environment	Potential working of this PMZ should be in accordance with Policy SE5 of Surrey County Council Structure Plan Deposit Draft December 2002 incorporating proposed modifications June 2004 ² .
Noise	Potential noise impacts on residential properties within 70m of PMZ.
Agricultural Land Classification	The PMZ has Grade I Agricultural designation upon it.

¹ There is currently no available data for The Bourne's biological water quality for 2002 at this point.

² See Appendix 2

21.3 Mitigation

Criteria	Description
Transport	Consideration should be given to accessing the PMZ from the River Thames via Chertsey Meads.
Archaeology and Historic Environment	Prior archaeological assessment, and if necessary evaluation, will be required on all development of PMZs over 0.4 hectares.
Noise	70m stand off and 4m bund around the north and north east of Hamm Court Farm, alongside some screening for Meadowlands Caravan Park. Some bunding will be required to protect houses across the river to the east.
Agricultural Land Classification	Restoration conditions would require the PMZ to be returned to a similar, if not better, standard of agricultural land.

PMZ21 Hamm Court Farm, Chertsey Preliminary Planning Assessment

- 21.4 This is narrow wedge of land lying east of Woburn Hill and the Meadowlands Park caravan park. Residential properties including Hamm Court Farm envelope around the north-eastern part of the zone. Electricity pylons dissect the zone from north to south. It abuts the southern boundary of PMZ20. The site is a mix of open grassland and woodland. Existing access to the zone is restricted to a private road with Weybridge Road (A317). The zone lies within the floodplain and within the source protection zone for the local water supply.
- 21.5 Subject to borehole investigations it is estimated that the zone may contain a gross sharp sand and gravel reserve of approximately 700,000 tonnes.
- 21.6 The County Highways Authority considers that improvements to the existing access would be inappropriate given the nature of the A317 and the high volume of traffic involved. In addition working would be likely to have an adverse amenity impact on local properties, which could only be mitigated by significant margins and bunding which would reduce the size of the reserve. The Environment Agency would also require site investigations to assess the risk of pollution to local groundwater.
- 21.7 Officers are therefore of the opinion that the zone should not be considered for inclusion in the MDF.

Figure 53 PMZ21 Hamm Court Farm

