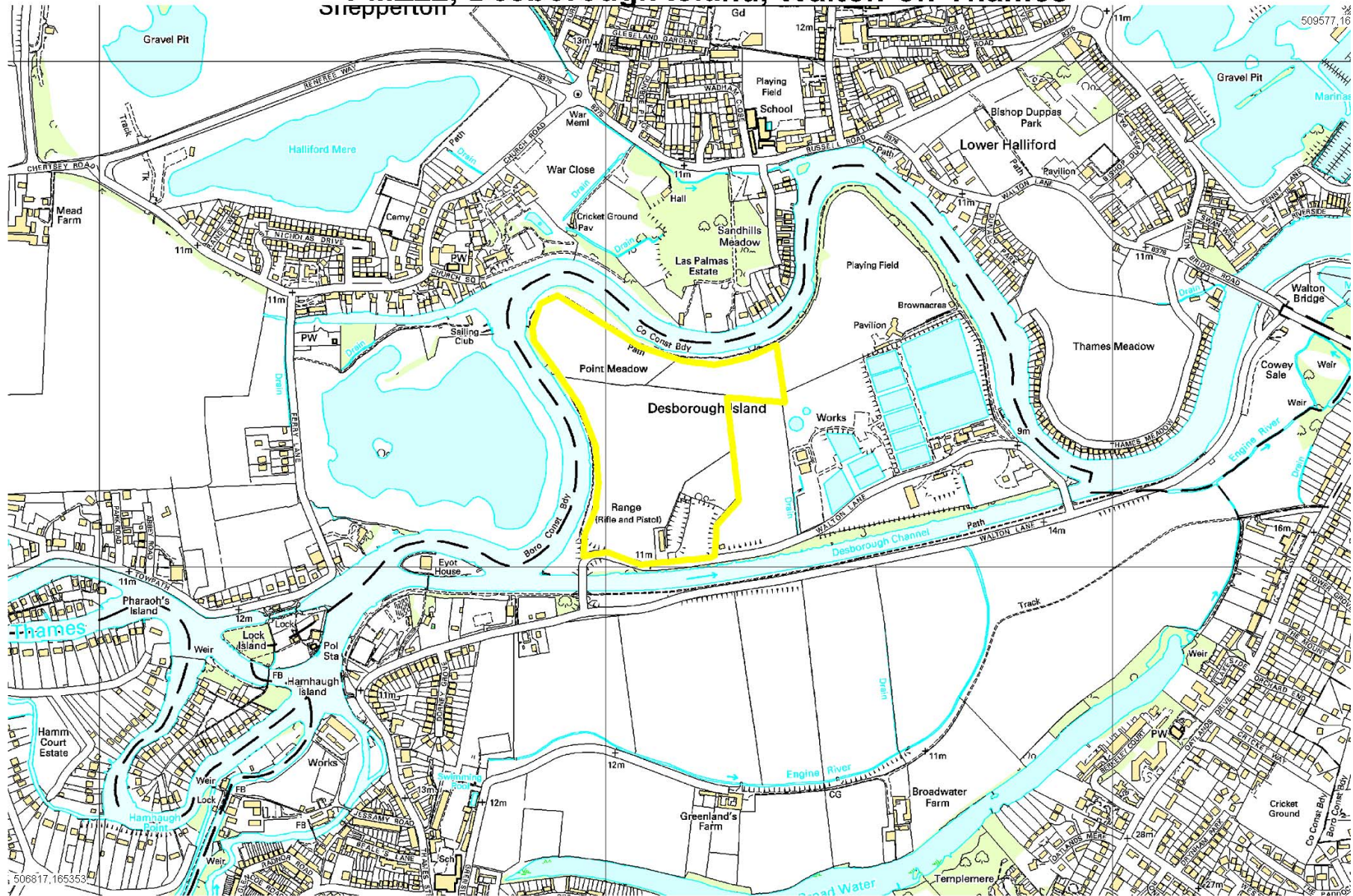


PMZ22, Desborough Island, Walton-on-Thames



Scale 1:10000

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Surrey County Council, LA076872, 1998.

Date: 18/06/04

PMZ22 Desborough Island, Walton-on-Thames – Grid Reference: 508103 east; 166259 north

22.1 Core Details

Criteria	Description
PMZ Description	Small open public recreational area/ flood plain meadow, forming part of the River Thames floodplain.
PMZ Area	13.8ha
Surrounding Uses	The River Thames borders the PMZ to the north and west, with recreational activities beyond that. A playing field and cricket club lie to the north east of the PMZ, with a water treatment works adjacent directly to the east. Walton Lane lies to the south. Desborough Channel and PMZ23 beyond that. Adjacent to an old landfill.
Transport	An access would be possible from the one-way section of Walton Lane (D3875).
Planning Policy	Located within the Green Belt.
Landscape and Visual	There are no landscape designations upon this site.
Ecology and Nature Conservation	The site has a SNCI designation upon it.
Hydrology	The PMZ is within the River Thames floodplain, a major aquifer and SPZ2. At this point, the River Thames (which borders the PMZ) is grade A for chemical water quality ¹ .
Archaeology and Historic Environment	There are two of Grade II listed posts within the PMZ, and several SMR points.
Noise	Potential noise impacts for residential properties within 150m of PMZ.
Other Environmental Issues (air quality/ rights of way/ pylons)	

22.2 Key Issues

Criteria	Description
Transport	Walton Lane splits in two, either side of the Desborough Channel. This one-way section is single-track with passing places, some of which are used for the parking of vehicles. The lane is narrow and winding and also serves a number of residential properties and a rugby club.
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 for residential properties within 150m of PMZ.
Ecology and Nature Conservation	Potential working of this PMZ should be in accordance with Policy SE7 of the Surrey County Council Structure Plan Deposit Draft December 2002 incorporating proposed modifications June 2004 ³ .

¹ There is currently no available data for The River Thames biological water quality for 2002 at this point

² See Appendix 3

³ See Appendix 3

22.3 Mitigation

Criteria	Description
Transport	Walton Lane is considered unsuitable for regular use by HGVs. Removing mineral via The River Thames, which borders the PMZ, should be given consideration. Alternatively, material could be removed via PMZ23.
Archaeology and Historic Environment	Further archaeological study required.
Noise	The only housing affected by this site is across the River Thames to the north. If bunds are not permitted in the flood plain, margins of over 200m may be required. With 4m bunds 150m stand off may be required.
Ecology and Nature Conservation	Further ecological study required.

PMZ22 ***Desborough Island, Walton-on-Thames*** ***Preliminary Planning Assessment***

- 22.4 This is an area of riverside grassland south of Shepperton located alongside a bend within the River Thames on two sides, the Desborough Channel to the south and some water works and open playing fields to the east. Residential properties lie opposite the zone on the northern bank of the river. The zone is a popular recreational area used in particular by dog walkers. The zone falls within a major aquifer and within the inner source protection zone of a public water supply.
- 22.5 The County Noise Engineer would require substantial margins to protect the amenities of local properties. The integrity of the river and the water works would also need protecting meaning effectively that only the central part of the zone could be worked yielding, subject to borehole investigations, a potential 340,000 tonnes of sharp sand and gravel. As such it would only be viable to work the zone with processing off site. The Environment Agency would require a risk assessment.
- 22.6 The County Highways Authority considers access to the zone for HGVs would be restricted and that it could only be worked in association with the land to the south at PMZ23. The preliminary planning assessment set out below at PMZ23 indicates the unacceptability of working that zone.
- 22.7 Officers are of the opinion therefore that the zone should not be considered for inclusion in the MDF.

-Figure 3 PMZ22 Desborough Island

