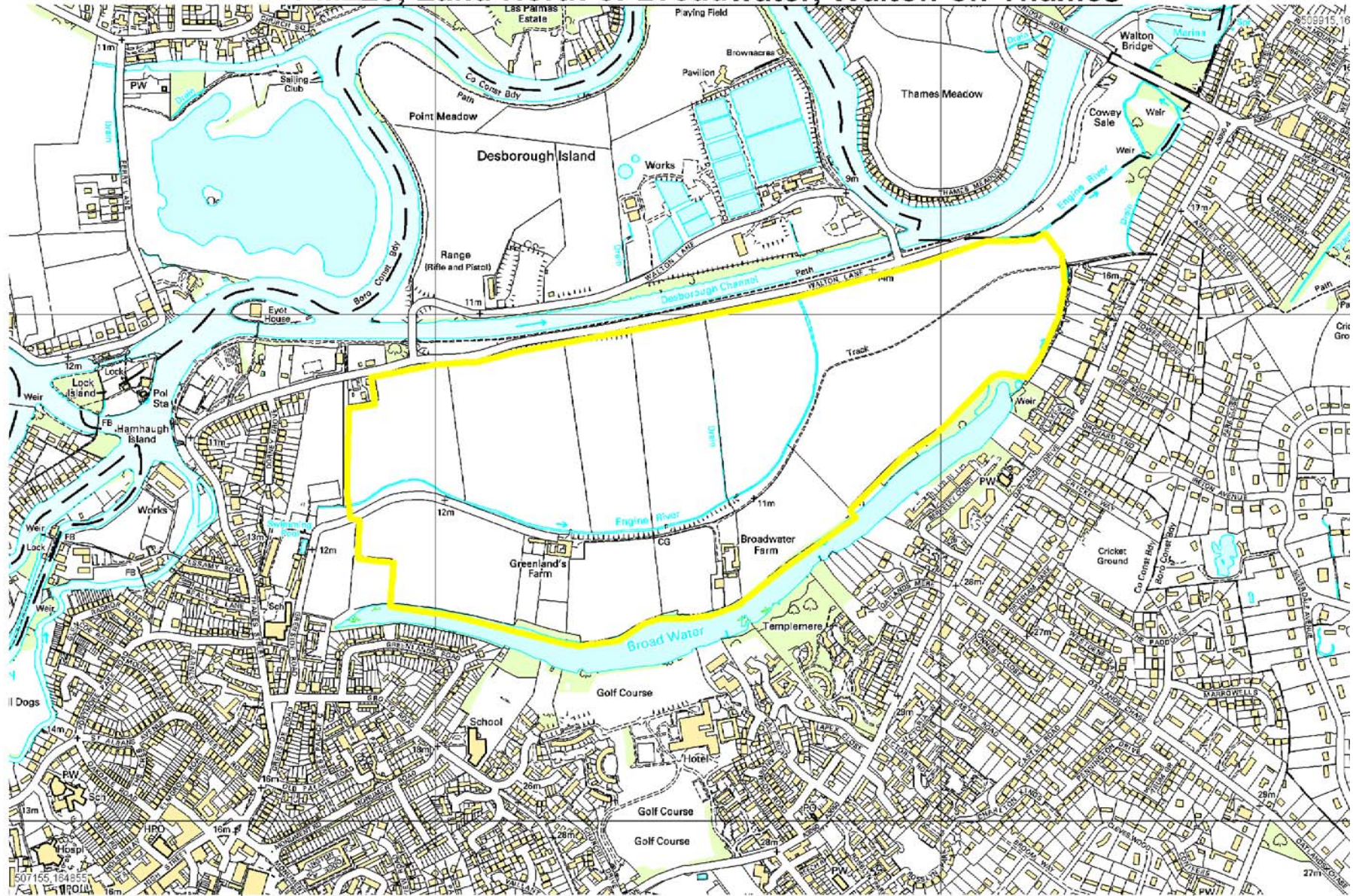


PMZ23, Land North of Broadwater, Walton-on-Thames



Scale 1:10000

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Surrey County Council, LA076872, 1998

Date: 18/06/04

**PMZ23 Land North of Broadwater, Walton-upon-Thames – Grid Reference:
508525 east; 165730 north**

23.1 Core Details

Criteria	Description
PMZ Description	Large open area consisting of farmland and horse grazing pasture.
PMZ Area	65.9ha
Surrounding Uses	Walton Lane lies directly to the north with the Desborough Channel and PMZ22 beyond that. Immediately to the south of the PMZ is Broadwater, a long water body. Beyond this and surrounding the PMZ to the east and west, are residential properties, recreational facilities and schools. The urban area of Weybridge is approximately 600m to the south west, and the urban area of Walton-upon-Thames is approximately 1km to the east.
Transport	Access to the PMZ would be from the two-way section of Walton Lane.
Planning Policy	Located within the Green Belt.
Landscape and Visual	There are no landscape designations upon this PMZ.
Ecology and Nature Conservation	There are no ecological designations upon this PMZ.
Hydrology	Approximately half of the site is within the River Thames floodplain. Engine River, an ordinary watercourse, runs through the PMZ. Adjacent to Broadwater lake.
Archaeology and Historic Environment	There are several SMR points within the site. Beyond the Broadwater is Oatlands, a historical park and garden.
Noise	Potential noise impacts for residential properties within 100m of PMZ.
Other Environmental Issues (air quality/ rights of way/ pylons)	

23.2 Key Issues

Criteria	Description
Transport	<p>It is likely that suitable access could be constructed at some point along the PMZ frontage involving removal of some hedgerow. There is a large amount of parking along Walton Lane in connection with recreational uses along the river resulting in a high levels of pedestrian activity, with no footways and no pedestrian crossings. There is some potential for conflict between pedestrians and HGVs, both in highways safety terms and in terms of noise, disturbance and air quality.</p> <p>Walton Lane joins Walton Bridge Road (A244) to the south of Walton Bridge. This junction is currently unsuitable for regular use by HGVs and would need to be upgraded in order to accommodate any mineral working. Walton Lane is inclined up to Walton Bridge Road which will make pulling away for HGVs slower and more difficult. The potential for accidents and delays to traffic on the A244 would increase as result.</p>
Archaeology and Historic Environment	<p>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 2004¹.</p>
Noise	<p>Potential noise impacts for residential properties within 100m of PMZ.</p>

23.3 Mitigation

Criteria	Description
Transport	<p>Upgrading of the junction of Walton Lane with Walton Bridge Road would be the requirement of any planning permission for mineral extraction at this site. Planning permission has now been granted for the new Walton Bridge, which involves improvements to the junction. Consideration should be given to accessing the site from the River Thames, via Desborough Island.</p>
Archaeology and Historic Environment	<p>Prior assessment, and if necessary evaluation, will be required on all development of sites over 0.4 hectares or within areas of high archaeological potential.</p>
Noise	<p>Margins of around 100m may be required for the elevated residential area depending on actual existing noise levels. Housing to the west will need at least 70m stand off and 4m bund. The effects on the school should be assessed and may need special consideration such as noisier operations (especially bund formation) during school holidays or out of school hours.</p>

PMZ23 *Land North of Broadwater, Walton-upon-Thames Preliminary Planning Assessment*

23.4 This is a large area of flat open recreational and farmland situated between the Desborough Channel and the River Thames to the north and the linear Broadwater lake with Oatlands Park to the south. There are two farms lying within the zone. The land rises to the south of the zone with a number of near and mid distance private

¹ See Appendix 3

residential views including views from Oatlands Hotel and its grounds. To the west there is a school. The zone has direct access on to Walton Lane.

- 23.5 Subject to borehole investigations it is estimated the reserve may contain a sharp sand and gravel reserve of approximately 2,900,000 tonnes.
- 23.6 There are two main issues with the working of the zone relating to access and landscape. The County Highways Authority would oppose the working of the zone at this stage unless and until the Walton Lane junction with the A244 has been improved to accommodate slow moving heavily laden HGVs.
- 23.7 The Landscape and Visual Impact Assessment has indicated that notwithstanding possible mitigation measures to ameliorate the impact of working of the zone there would be an adverse effect on local landscape character and the setting of Weybridge.
- 23.8 Officers therefore consider that the zone and therefore PMZ22 by default are both considered inappropriate to work and therefore should not be proposed for inclusion in the MDF.

Figure 4 PMZ23 Land North of Broadwater

