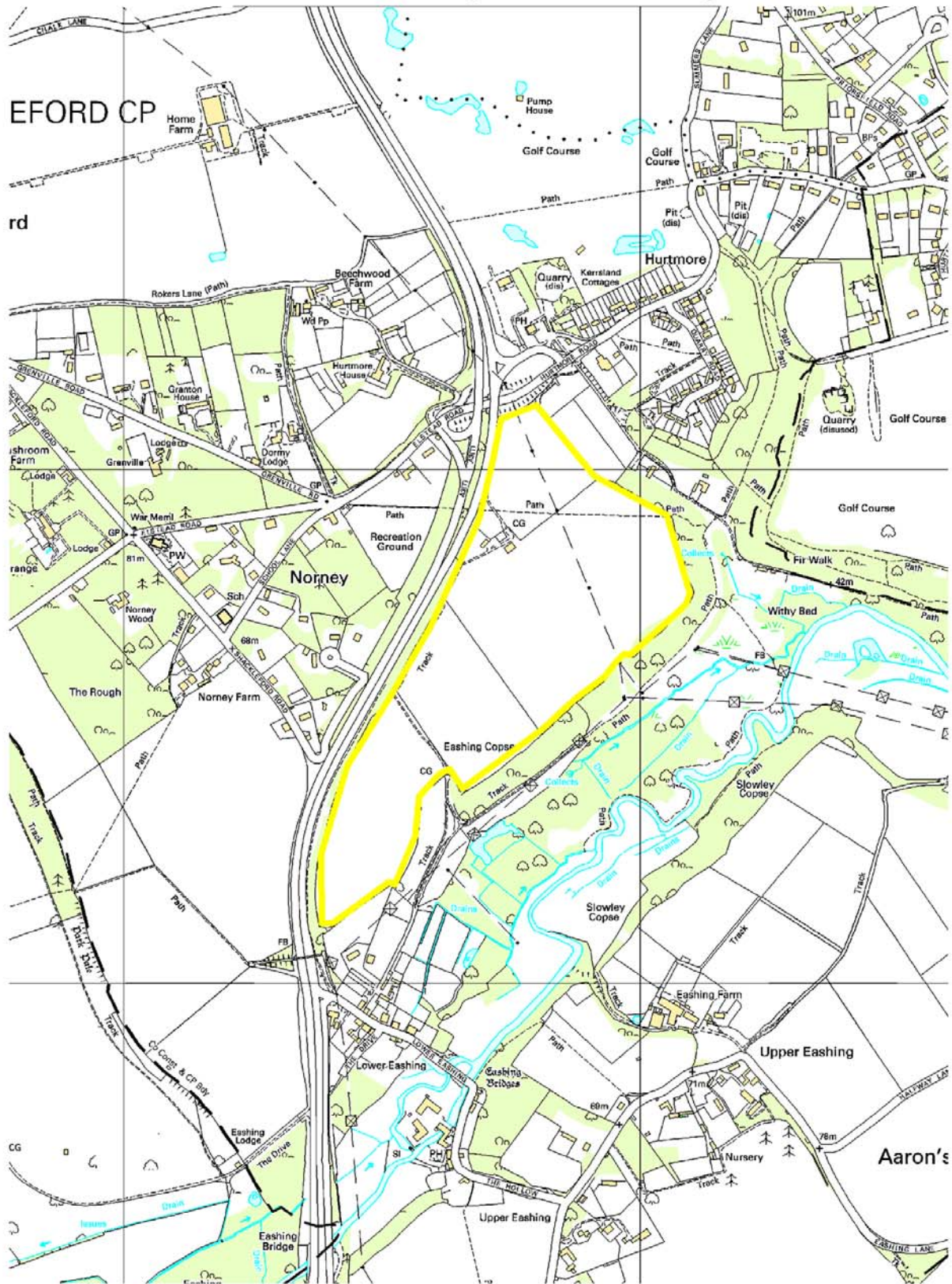


# PMZ71, Eashing Farm, Eashing



**PMZ71 Eashing Farm, Eashing – Grid Reference: 494774 east; 144697 north**

**71.1 Core Details**

<b>Criteria</b>	<b>Description</b>
PMZ Description	Open fields currently used for arable farming.
PMZ Area	27.8ha
Surrounding Uses	The village of Hurtmore lies immediately north of the PMZ separated by Hurtmore Road. There are small disused quarries around the edge of the village. A golf course lies beyond this. Woodland forms the eastern boundary to the east with scattered properties, pylons and the River Wey within the woodland. The village of Eashing lies to the south of the PMZ. The A3 forms the western boundary with the village of Norney beyond that.
Transport	Access to this PMZ would be from Hurtmore Road.
Planning Policy	Located within the Green Belt
Landscape and Visual	Located within the AGLV. The Surrey Hills AONB lies adjacent to the west.
Ecology and Nature Conservation	There are no ecological designations upon the PMZ. There is a SSSI designation adjacent to the PMZ to the south east and a SNCI designation to the north east.
Hydrology	The PMZ is within a major aquifer.
Archaeology and Historic Environment	There are a couple of SMR points within the PMZ. Eashing conservation area is adjacent to the south.
Noise	Potential noise impacts on residential properties within 45m of PMZ.
Other Environmental Issues (air quality/ rights of way/ pylons)	Rights of Way traverse the PMZ.

## 71.2 Key Issues

Criteria	Description
Transport	The narrowness of the PMZ frontage could be of some concern as it may not be possible to achieve the required visibility. Hurtmore Road has a 60 mph speed limit at the likely point of access. This would require a minimum visibility zone of 4.5m x 215m, although 9m x 215m would be preferable. A 30 mph speed limit starts adjacent to the eastern boundary of the PMZ and it may be possible to extend the 30 mph zone to incorporate the PMZ frontage. This would require a minimum visibility zone of 4.5m by 90m. Any extension of the 30 mph speed limit would be a requirement of planning permission for extraction at this PMZ. The Highways Agency has raised concern at the absence of an acceleration lane at the A3 junction.
Noise	Potential noise impacts on residential properties within 45m of PMZ.
Ecology and Nature Conservation	Potential working of this PMZ should be in accordance with Policy SE7 of Surrey County Council Structure Plan Deposit Draft December 2002 incorporating proposed modifications June 2004 <sup>1</sup> .

## 71.3 Mitigation

Criteria	Description
Transport	Provided that the narrowness of the PMZ frontage can be overcome, this PMZ is well located for access to the Motorway and Primary Route Network, with almost direct access onto the A3. There are no receptors to be affected by access at this point. There is no transportation reason why this PMZ should not be utilised for mineral extraction.
Noise	House within PMZ badly affected. Houses to north west in the valley near the River Wey will require protection, probably by leaving rim of the quarry at higher level unexcavated. 45m stand off and 4m bund might be needed to the south.
Ecology and Nature Conservation	Further ecological study required.

### **PMZ71 Eashing Farm, Eashing Preliminary Planning Assessment**

71.4 This zone consists of farmland located on the eastern side of the A3 between the carriageway and the River Wey. It is a plateau area lying above the wooded river valley, which is designated as an SSSI. Eashing Farm Bungalow lies on the western boundary. The zone falls within a major aquifer. Ambient noise levels are high because of the proximity of the A3. The land immediately to the north of the A3 lies within the AONB whilst the whole zone falls within the AGLV. The policy position on this is set out in the preliminary planning assessment for PMZ30.

<sup>1</sup> See Appendix 3

- 71.5 Following borehole investigations it is estimated that the zone may contain a net mineral reserve of approximately 2,900,000 tonnes of soft sand and 500,000 tonnes of Bargate stone.
- 71.6 There are a number of issues concerning this zone.
- 71.7 The County Noise Engineer would require the bungalow to have a protective buffer zone of approximately of 45 metres. The County Geologist would require substantial margins around the sides of the zone to ensure its stability. The watertable is at a significant depth and therefore working should not prejudice the hydrology of the area provided it was limited to a maximum depth. The Environment Agency would require a risk assessment to determine the effects on the local hydrology of a reduction in the unsaturated zone. The Landscape and Visual Impact Assessment has indicated that there would be no significant impacts associated with mineral working subject to mitigation measures involving the planting of boundary vegetation.
- 71.8 However, the key issue relates to the access arrangements. Access could be achieved from the Hurtmore Road to the north providing there is improvement to the visibility splays and the zone is well located to the motorway and primary route network. Nevertheless, the Highways Agency has raised serious safety concerns about HGVs entering the A3 in a north-bound direction because of the absence of an acceleration lane that would need to be several hundred metres in length. This would require major improvements to the junction including bridge works.
- 71.9 Until a feasibility study has been completed demonstrating how these works could be achieved without detriment to the local environment. Officers consider that the zone should not be considered for inclusion in the MDF.

Figure 21 PMZ71 Eashing Farm

