

**PMZ15 Hurst Park, East Molesey – Grid Reference: 514420 east; 168923 north**

**15.1 Core Details**

<b>Criteria</b>	<b>Description</b>
PMZ Description	Open public recreational ground.
PMZ Area	16ha
Surrounding Uses	Hurst Park Open Space and Cricket Ground lie to the north of the PMZ, with the River Thames beyond that. Residential properties are to the south of the PMZ separated by the Hurst Road (A3050). Residential properties also lie adjacent to both the east and west of the site.
Transport	Access to the site would be achievable from Graburn Way, via Hurst Road and Hampton Court Road.
Planning Policy	Located within the Green Belt
Landscape and Visual	There are no landscape designations upon this site.
Ecology and Nature Conservation	There are no ecological designations upon this site.
Hydrology	The site is within the River Thames floodplain and a major aquifer. Dewatering maybe an issue or diversion of stream.
Archaeology and Historic Environment	SMR point within the site.
Noise	Potential noise impacts for residential properties within 45m of PMZ.
Other Environmental Issues (air quality/ rights of way/ pylons)	

**15.2 Key Issues**

<b>Criteria</b>	<b>Description</b>
Transport	The junction of Graburn Way with Hurst Road (A3050) and Church Road would require major improvements. Hurst Road meets Hampton Court Road (A309) at Hampton Court Bridge, which is approximately 1km away. This junction suffers from congestion at peak times.
Noise	Potential noise impacts for residential properties within 45m of PMZ

### 15.3 Mitigation

Criteria	Description
Transport	The junction improvement of Graburn Way with Hurst Road (A3050) would be a requirement of any planning permission for mineral extraction at this PMZ. The A3050 is signposted as the lorry route for the Molesey Industrial Estate and is also used by vehicles accessing the Molesey Reservoirs. Given this, it is considered that any environmental impact from the introduction of minerals related traffic at this point will be insignificant.
Noise	Housing to the west will require a 4m high bund with a 45m stand off. A 4m bund along Hurst road will be required to protect the houses opposite.

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***Preliminary Planning Assessment***

- 15.4     This zone forms the eastern undeveloped part of the former Hurst Park Racecourse. To the north beyond a strip of open space flows the River Thames. To the west and south the zone is exposed to housing. The eastern end tapers round the Molesey Cricket Club ground. The zone is in use as a public park under the ownership of Elmbridge Borough Council. Extensive tree planting and the laying out of footpaths have taken place.
- 15.5     Subject to borehole investigations it is estimated that the zone contains a gross sharp sand and gravel reserve of approximately 800,000 tonnes. Given the unlikelihood of the Borough Council ever agreeing to its release for working it is in effect sterilised. Even if the land became available it is unlikely that it could be worked without significant screening to protect sensitive receptors. This would substantially reduce the reserve rendering such an operation unviable.
- 15.6     Officers are of the opinion that the zone should not be considered for inclusion in the MDF.

Figure 2 PMZ15 Hurst Park

