

A large circular graphic composed of various white line-art icons on a teal background. The icons include a person with a headset, a cloud with circuit lines, a "net zero" icon with a leaf, a checkmark in a circle, a target, a microscope, a person at a presentation board, a hand holding a water drop, a globe with a thermometer, a group of people, a leaf, a person, a water drop with a checkmark, and a glass of water. The central text is overlaid on a white circle within this graphic.

**APPENDIX
SES067
BOUGH BEECH
AND FETCHAM
SPRINGS
MASTER PLAN**

Contents

A. Bough Beech Master Plan	3
B. Fetcham Springs Master Plan	24

A. Bough Beech Master Plan

Bough Beech Estate

**A long-term plan to make the most of
this beautiful area for the benefit of
people, communities, and nature**



Introduction

Bough Beech Reservoir was built in the late sixties and since then it has been providing top quality drinking water to thousands of people. Holding 10 billion litres, it is an essential part of SES Water's infrastructure and key to ensuring their customers' taps keep flowing and toilets keep flushing for many generations to come. The estate that the reservoir forms part of covers over 570 acres – currently comprising a mixture of operational land (primarily the water treatment works), agricultural landholdings used for a combination of arable and livestock grazing, a nature reserve, ancient woodland, fallow land, and the reservoir itself.

But it has the potential to be so much more. Known as 'Kent's best kept secret,' people know it is there but cannot explore its beauty for themselves. There is no public footpath around it, with only glimpses through the trees from surrounding roads. Since privatisation in the late 1980s, the water industry has been busy putting up 'keep out' signs around their sites but many companies over more recent years have opened these up for public access and SES Water wants to do the same at Bough Beech. A quick read of online reviews for the area shows this would be a very welcome move – 'the lake you can't get to.'

Since the start of the pandemic, nature has become a source of solace for many with lockdown rules heightening our appreciation of green spaces. Now is the time to help local people change their relationship with the outdoors forever.

SES Water is the smallest water company in the UK but has a big role to play in the communities it serves, including tackling wider social and environmental challenges. As part of its long-term plan, SES Water has committed to becoming a more sustainable business, eliminating its carbon footprint, enhancing biodiversity, and influencing communities to adopt more planet-friendly behaviours themselves, through better education and experiences.

Together with its Kent neighbour, the environmental charity The Commonwork Trust at Bore Place – who share many of the same ambitions – SES Water wants to partner with other local organisations and landowners to better connect people with nature for the benefit of all and make lasting, innovative changes that will make a positive difference to the local community and beyond. This developing plan and partnership approach for the Bough Beech estate is a critical element of this goal.

More about SES Water: www.seswater.co.uk

More about Bore Place: www.boreplace.org

What is the current situation?



The Bough Beech estate is generally zoned into four areas.

The southern zone is dominated by the dam and operational land within which the treatment works and education centre are located. The northern zone is home to the Oast House and nature reserves. The western zone along the shoreline is largely agricultural land interspersed with woodland and houses the estate yard. Water sports clubs sit at the edge of the eastern zone which also includes further agricultural land and woodland, much of it bordering directly onto the Bore Place estate sitting to the east.



Bough Beech Reservoir

The reservoir is supplied directly from water pumped from the nearby River Eden between October and April each year. The seasonal filling and emptying of the reservoir means the landscape and views are always changing throughout the year. The reservoir itself is also zoned, with amenity usage limited to the central and lower reaches, with the upper reaches reserved for nature and biodiversity.

Water Treatment Works

Water from the reservoir is pumped to Bough Beech Treatment Works where it is made safe to drink, ready to supply the many homes and businesses it serves. The site has the capability of treating 60 million litres a day - enough to serve over 400,000 people – and is powered by 100% renewable electricity, supplemented by solar arrays on the building roofs.

Flow Zone Education Centre

At the treatment works you will find 'Flow Zone,' a brand new, state-of-the-art education centre which offers the opportunity for organised groups to go behind the scenes. A sensory experience involving light and sound, this is currently the only way for people to get close to the reservoir – there are many 'oohs' and 'aahs' when they climb to the top of the dam and take in the unique view. The centre uses rainwater harvesting and water-efficient fittings to help demonstrate what is possible in homes, schools and businesses. Educational visits have been provided at Bough Beech for over 20 years, with more than 200,000 people of all ages visiting in that time. The recent significant investment in Flow Zone is a clear indicator of the importance that SES Water places on engaging with current and future customers.

Oast House and Nature Reserve

At the northern end of the reservoir near the causeway sits the historic Oast House. Owned by SES Water, the building was operated as a visitor centre by Kent Wildlife Trust (KWT) for many years, who also managed the surrounding nature reserve area too. Unfortunately, KWT started withdrawing from the site in 2017 and the building remains closed and vacant. An area much loved by locals for years, a team of willing volunteers, managed by Bore Place, has now taken over looking after the wildlife habitats there. It is very popular with ornithologists, many of whom park along the causeway, and over 230 species of birds have been recorded in the area.

Sailing and angling clubs

When the reservoir was built over 50 years ago, part of the planning permission included providing recreational access. Today, there are two active angling and sailing clubs which lease access rights from SES Water. Both are based on the eastern shores of the reservoir and their members and guests can regularly be seen enjoying the water – whether that is tacking from shore-to-shore in the Kent westerlies or landing 30lb+ monster carp and pike.

Estate Yard

Several serviced barns and outbuildings on the western shore of the reservoir comprise the estate yard, providing additional welfare and storage amenities for the angling club and commanding a fantastic view of the reservoir.

Landholdings

Fields close to the reservoir are owned by SES Water with many being leased to a local farmer. These landholdings have been used for a mixture of arable and livestock grazing or left fallow at times over the decades since the reservoir was formed. Interspersed within these landholdings are several areas of ancient woodland.

Public access points

Public rights of way across the estate are currently limited to:

- A footpath through the north of the estate running east to west through the land occupied by the Oast House, connecting Winkhurst Green Road and Ide Hill Road

- A footpath connected to the one above running south-west to north-east through land in the north-westerly quadrant of the estate connecting to Ide Hill Road to the south
- A short footpath off Ide Hill Road running towards the shore of the reservoir in the north-easterly quadrant of the estate.

For a more detailed map of the land owned by SES Water at Bough Beech please see Appendix 1a.

Bore Place - home of the Commonwork Trust and Commonwork Organic Farms

Bore Place's 500 acres adjoins SES Water's land in the east. The estate includes an environmental education centre, a residential venue, organic dairy farm, organic market garden and is home to complimentary businesses including glamping, a cheese maker and underwoodsman.

Set up in the 1970s, the Commonwork Trust's vision was to explore how to live and work sustainably, understanding the interconnectedness of the environmental, social, economic, and political aspects of sustainability.

Today, the charity works towards sustainable solutions in farming, education, and the environment. Welcoming thousands of visitors annually, the Trust offers a range of activities including education, courses, activities, events and residential for all ages and abilities including young and disadvantaged people. Those that visit witness how sustainability can be brought to life and gain the opportunity to learn, grow and be inspired.

Collectively, SES Water and the Commonwork Trust share many of the same objectives in the engagement of the public to inform, educate and ultimately influence more sustainable behaviours to positively influence the environment around us.

What do we want to achieve?

SES Water and the Commonwork Trust's vision is to use the opportunity of their aligned purposes and values to create a long-term partnership that capitalises on their neighbouring landholdings to provide better public amenity and access to the estate, while at the same time managing the land in a sustainable way, giving nature the opportunity to flourish. Both organisations have strong environmental and education ambitions, and the partnership is working towards four key objectives:

Carbon capture and renewable generation to collectively contribute towards net zero carbon commitments by 2030

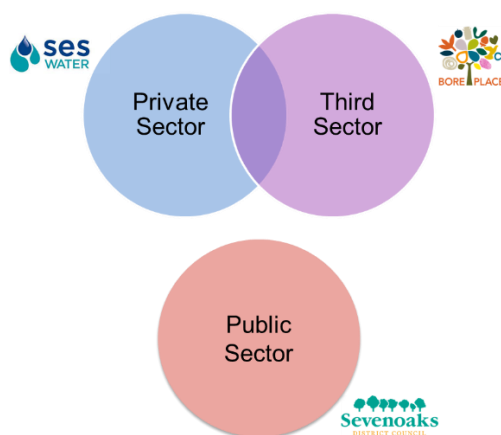
Biodiversity enhancement, unlocking the broader potential of the estate and building on SES Water currently being the only water company achieving The Wildlife Trusts' benchmark recognition

Community amenity improvements to help raise awareness of the work of both organisations in the local area and provide increased wellbeing options from access to blue and green space

Educate a wider range of visitors in the production of water, energy and food and their interrelationships and environmental impact, alongside the importance of adopting sustainable approaches in both their production and use.

The plan must be financially sustainable, as well as fully align with the purpose, values, and activities of both organisations. First and foremost, the primary purpose of the Bough Beech estate is to provide safe water, and this will be a crucial consideration in any decision-making.

This programme provides a unique opportunity for the private sector, third sector and in time, the public sector to work together in an innovative tripartite arrangement. The estate is within the boundary of Sevenoaks District Council which has wide experience in managing a range of countryside and visitor spaces and is also committed to improving wellbeing, access to green/blue spaces and biodiversity net gain across within its area.



Essential to this plan is ensuring that the interests of, and access afforded to, the current and long-standing users of the estate are not compromised and, where possible enhanced. These parties form an essential part of the broader partnership on the estate.

Broad concepts of the plan – how would we do it?

The underlying concept is to demonstrate the degree of interlinkage and interdependency between the four key objectives set out above, and that delivering in one area can significantly and positively benefit another. Our challenge is to convert these objectives into meaningful outcomes that allow visible, measurable, and lasting benefit.

We believe that many of the constituent elements to achieve this already exist between the partners, and others are entirely achievable, subject to gaining the support of all relevant stakeholders, by utilising the existing assets and building on the natural capital of the area. Importantly, we believe these objectives can be achieved whilst maintaining the best interests of those already enjoying the benefits of, or already earning an income from the Bough Beech and Bore Place estates.

Thinking differently is also fundamental to the plan, along with the willingness to try new things and experiment – such as testing different carbon capture techniques, delivering net gain in biodiversity, and demonstrating resilience to climate change, whilst at the same time continuing to produce food and clean water – and where possible involve our visitors and communities directly in this.

Throughout this plan, the desire of both SES Water and the Commonwork Trust is to demonstrate innovative thinking, put the partnership on the map and prove concepts that could be new to the sectors each party represents. This will require a degree of ‘managed experimentation’ in how we utilise the landholdings, combine amenity and education and assist the recovery of nature.

It is proposed that the plan will be delivered through phased introduction of new programmes or activities over the next five years, ordered in a way to allow supporting initiatives to become established and embedded before new ones are progressed. The indicative timing and outline detail of this phasing is set out below.

From a financing perspective, the following is envisaged:

- Financing arrangements for each phase of the plan will differ.
- Financing will be required for the development, delivery, and ongoing operation of each phase of work.
- Financing will come from a combination of SES Water, the Commonwork Trust and grant funding.
- Current and proposed future income streams will provide a further source of funding.

A key objective is that the overall project financing is fully sustainable, with neither party aiming to make a profit, and that ongoing activities in one phase of work can – over time – contribute to the financing of a different phase of work.

The exact structure of the partnership is to be determined, and will be influenced by the shape, timing, and financing of each of the activities within the plan. Both SES Water and the Commonwork Trust will develop their thoughts on this over the coming months.

The developing plan in more detail

Building on what currently exists, this is an ambitious plan which will be achieved across four stages:

1. Re-opening the Oast House
2. a – Installing a solar array on the reservoir dam and achieving The Wildlife Trusts’ Biodiversity Benchmark award for the treatment works land

b - Management of the land between the Oast House and the sailing club, including a connecting footpath
3. Expanding and updating the facilities at the sailing and angling clubs into a more extensive community amenity and offering eco holiday accommodation at the estate yard
4. Laying a full perimeter footpath around the reservoir

Each stage is summarised in more detail below and a map is provided in Appendix 1b, as well as images of current areas and some indicative illustrations of proposed activities in Appendices 2, 3 and 4.

1 – Re-opening the Oast House

Objective: To re-establish this asset as a key part of the Bough Beech estate, providing a base for organised groups to enjoy the adjoining nature reserves

Timescale: During 2022

Activities	Considerations
<ul style="list-style-type: none"> • Bore Place to use the Oast House ground floor, barn area and bird hide for organised educational day visits • Focus on young people from disadvantaged backgrounds, or with special educational needs and disabilities (SEND), experiencing the outdoors • No open public access as a visitor centre and explore re-routing public footpath (see stage 2b) 	<ul style="list-style-type: none"> • Located in an AONB and Flood Zone 2 • Deemed as a ‘heritage asset’ • Current volunteering arrangement for surrounding land management • Longer term land management requirements e.g., coppicing • Proximity of neighbours • Access from the road • Activities that work with nature • Assessment of options for uses for agricultural land in the western zone of the estate • Safeguarding of young people

2a - Installing a solar array on the reservoir dam and achieving The Wildlife Trusts' Biodiversity Benchmark award for the treatment works land

Objective: To significantly increase the sustainability of water production and enable the education programme to better demonstrate the interrelationship between water, energy, and the environment.

Timescale: By March 2024

Activities	Considerations
<ul style="list-style-type: none"> • Adding to the solar panel provision already in place at the treatment works to increase renewable energy generation by 20 times • SES Water has a business plan target to attain the biodiversity benchmark by 2025, which promotes a range of habitats for nature at operational sites, and has already been achieved at its Elmer Treatment Works in Leatherhead 	<ul style="list-style-type: none"> • Permitted development rights on operational land • SES Water has been using 100% renewable energy since 2018 and wishes to generate more of its own • Prospect of the biodiversity benchmark ultimately being sought for the entire Bough Beech estate

2b - Management of the land between the Oast House and the sailing club

Objective: To create opportunities for groups to experience and interact with nature first-hand and become involved in experimentation into methods and techniques to improve biodiversity and carbon capture.

Timescale: Spring 2024

Activities	Considerations
<ul style="list-style-type: none"> • Citizen Science experiment to test the biodiversity change and carbon capture of several different management approaches • Create a permissive footpath from the Oast House towards the sailing club which would then join with an existing public footpath to Bore Place • Provision of safari tents in the field close to the sailing club enabling up to 70 visitors to stay overnight and experience nature • Provision of 'eco bothies' in an adjacent field within the Bore Place estate • Potential to provide an alternative parking area to remove ornithologists' cars from having to park on the causeway 	<ul style="list-style-type: none"> • Establishing additional relationships with experts in carbon capture • Safeguarding of young people • Reservoir safety • Protecting the interests of both sailing and angling clubs

3 - Expanding and updating the facilities at the sailing and angling clubs into a more extensive community amenity

Objective: To provide greater opportunity for the public to experience the Bough Beech estate and ensure that existing partners can provide better facilities for their members and visitors, and to generate a revenue stream to help fund ongoing activities across the Bough Beech estate.

Timescale: ~2025

Activities	Considerations
<ul style="list-style-type: none"> • Extension and/or upgrading of the current buildings to improve access and usability for the clubs through either: • Option 1: Provide an integral café and farm shop overlooking the reservoir using local suppliers and ingredients, or • Option 2: Development of a new building, elsewhere in the are surrounding the sailing club, to provide a farm shop selling local produce and a separate new building overlooking the reservoir as a farm café • Move the public footpath currently going through the Oast house site to alongside the reservoir • Potential to provide a deck viewing area and bird hide with re-routed footpath • Provision of ranger accommodation on the first floor of the Oast House • Redevelopment of existing barns and outbuildings to build new holiday accommodation offering eco breaks overlooking the reservoir with access to other facilities and activities across the Bough Beech and Bore Place estates • Provision of angling club amenities, currently at the estate yard 	<ul style="list-style-type: none"> • Location in the greenbelt • Planning permission • Traffic management and allocated car parking • Footpath surfacing – clay soil issues • Provision for electric vehicle charging • Expansion of sailing club lease • Safeguarding of young people • Security of boats • Location of ancient woodland • Planning permission • Traffic management • Proximity of neighbours

4 - Laying a full perimeter footpath around the reservoir

Objective: To provide the public with managed daytime access to the whole estate

Timescale: 2026 onwards

Activities	Considerations
------------	----------------

<ul style="list-style-type: none"> • Provision of a self-guided, circular, educational nature trail around the reservoir perimeter (circa 7km) with a smaller circular walk north of the causeway • Include new path in place between the Oast House and sailing club • Provide suitable controls to limit the daily volume of access to the estate 	<ul style="list-style-type: none"> • Current path runs through parts of ancient woodland • Biodiversity offsetting • Managing visitor numbers • Traffic management and parking • Security of the dam, valve tower and treatment works
--	--

Conclusion

Fresh air, sun, trees, sky, water - it is well documented that being outdoors can help people be healthier and happier and there has never been a better time or a bigger need for the benefits of nature.

This is the first opportunity since 1968 to unlock the huge potential of this wonderful resource for society and sustainability – and SES Water doesn't want to do it alone.

This plan is our vision for transforming the Bough Beech estate. It has been developed to strike a balance between providing more access to the estate for a range of different audiences with different activities but also ensuring that this access is appropriately and sustainably managed.

It also seeks to achieve:

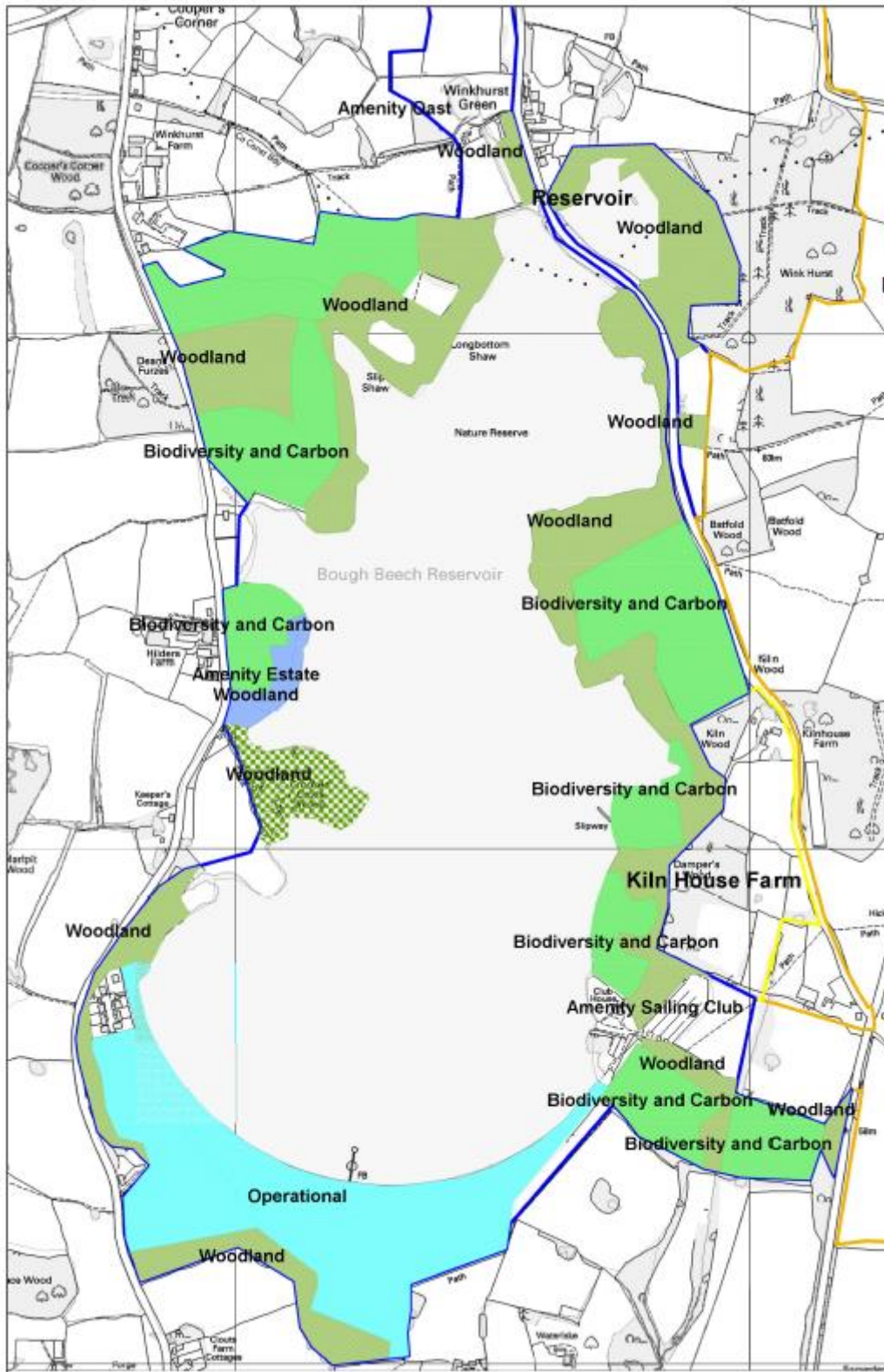
- Environmental protection and enhancement, including innovative and embryonic experimentation
- Investment in the local economy and businesses, with a focus on those who demonstrably share the plan's vision
- Equitable outdoor experiences for young people, proven to build character, resilience, and other employability skills
- Greater recognition of SES Water, the Commonwork Trust, Sevenoaks District Council, and the positive difference this tripartite arrangement is making to the local community
- Third party endorsement of what is achieved, such as the Green Flag Community Award

We expect this masterplan will evolve as the detail of each phase is developed and delivered, but the overarching objectives will remain the same. Our hope is that the beneficial impact can be magnified through broader partnering with more neighbouring landowners who share the same collective vision for the area.

With the support of Sevenoaks District Council and our existing partners, SES Water and the Commonwork Trust fundamentally believe that the area can be changed from, 'the lake you can't get to' to the 'lake you can't wait to get to'...

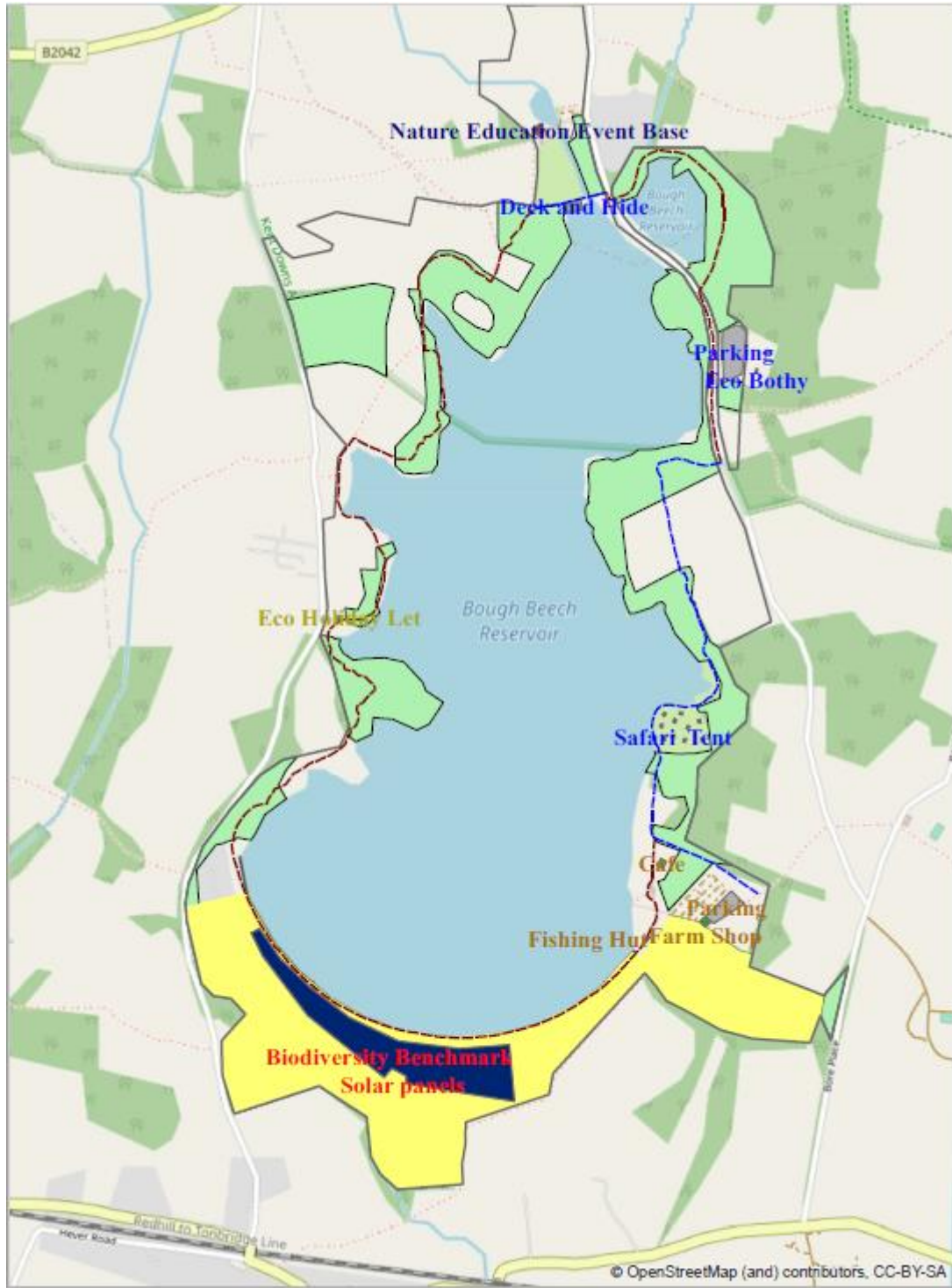
Appendix 1a

Current landholdings and indicative zoning of the Bough Beech estate.



Appendix 1b

Basic map showing the key phases of the masterplan



- Stage 1 – dark blue
- Stage 2a – red
- Stage 2b – royal blue
- Stage 3 – orange & green
- Stage 4 – maroon (perimeter path)
- SES Water's land boundary - grey

Appendix 2

Images of key current areas:

1) Oast House and barn



2) Reservoir dam



3) Bough Beech Sailing Club

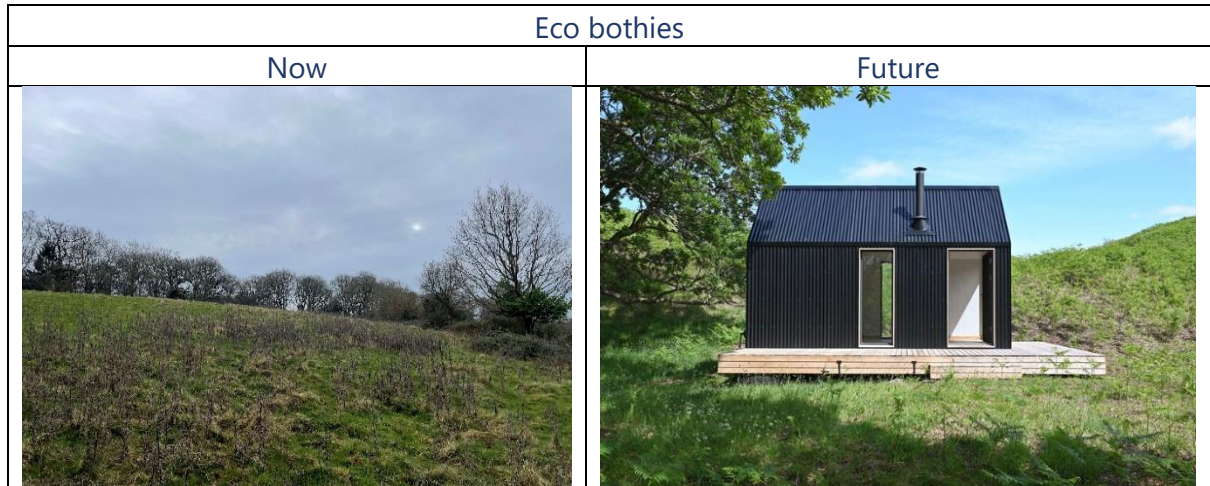


4) View of reservoir from the western shore

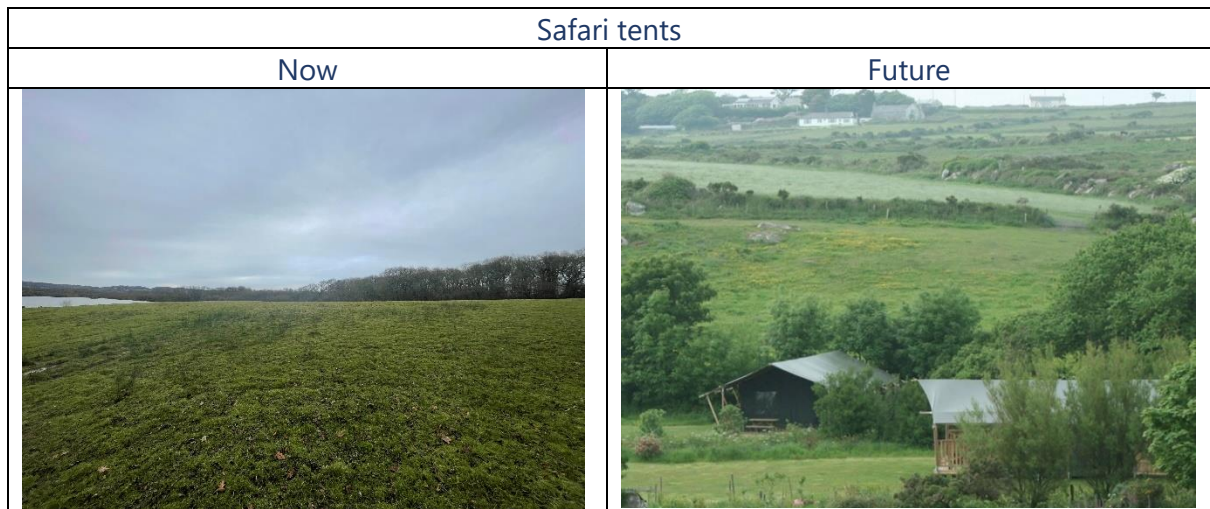


Appendix 3

Indicative illustrations of proposed activities:



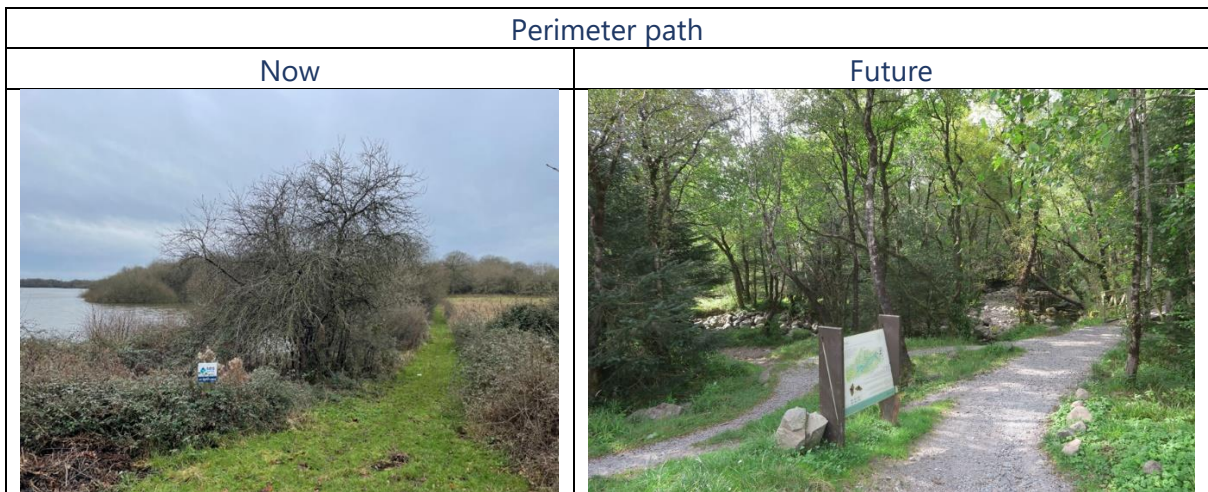
Eco bothies designed as small, single-roomed low-impact structures for overnight stays. Limited to two people, bothies will feature renewable energy generation and heating.



Safari tents will be canvas structures designed for overnight stays. Up to eight people per tent can be accommodated with the tents being powered either partly or fully by renewable energy.



Both the farm shop and café would be eco-friendly buildings, and likely to be wooden structures. They would be powered either partly or fully by renewable energy. Both establishments would sell local and environmentally sustainably grown produce.



A sustainable interpretation trail would be constructed using materials sympathetic to the surroundings and allowing for walkers and runners to ultimately circumnavigate the 7km around the reservoir, learning about each of the zones across the estate and the work being achieved by the partnership.

Appendix 4

Potential methods of carbon capture:

1) Agroforestry – a land management approach that combines trees and shrubs with farming systems.



2) Natural colonisation – plants and woodlands being established from seeds dispersed naturally from local sources.





B. Fetcham Springs Master Plan

Fetcham Springs

Where water supply, nature, education and clean energy can exist in harmony



Introduction

The land at Fetcham Springs is owned by SES Water and includes a pumping station, transporting millions of litres of groundwater to nearby Elmer Treatment Works which provides top quality drinking water to over 95% of the homes and businesses in Mole Valley. It is an essential part of water supply infrastructure in Surrey and key to ensuring our customers' taps keep flowing and toilets keep flushing for many generations to come.

While water abstraction and treatment continue to be the main focus, over the last two years we have been considering how else the land might be used for broader environmental and community benefit. Providing our essential service means we will always be judged by our ability to supply clean and safe water, but we want to be defined by so much more than that, through contributing to improving the areas we are privileged to serve, including tackling wider social and environmental challenges.

Although compared to many other water companies we are small, we have a big role to play, not only in delivering water 'on tap' today, but in planning for tomorrow so our customers, communities, the local economy and the environment we all share continue to be healthy and prosperous. We have committed to becoming a more sustainable business by tackling leakage and unjustifiable abstraction of water, eliminating our carbon footprint, enhancing biodiversity and influencing people to adopt more planet-friendly behaviours themselves, through better education and experiences.

We are proud to have played an important part in people's daily lives for well over 150 years. As a responsible local company, it's important that we contribute to the education and wellbeing of our future customers too and make the area we supply a great place to live, work and visit. Every decision we make is an opportunity to add value to society and take real action to make a positive difference to the world around us.

We know that Fetcham Springs is a much-loved area of the local landscape which is why we have been consulting with Fetcham Residents Association on its future and would welcome partnering with other local organisations that share our ambitions. Since the start of the pandemic, nature has become a source of solace for many with lockdown rules heightening our appreciation of green and blue spaces. Now is the time to help local people change their relationship with the outdoors forever.

More about SES Water: www.seswater.co.uk

What is the current situation?



Fetcham Springs is a 50-acre site that lies between Leatherhead and Fetcham. It is bordered by the River Mole, Cobham Road and Raymead Way, with the Leatherhead Fire Station located on its western edge.

As well as the pumping station and boreholes, there is also a mill pond with a small seating area, viewing platform and information board which we contributed towards the cost of in 2017.

The site is operationally important to us and is located within a source protection zone (SPZ1) which is defined by the Environment Agency around groundwater abstraction sites to provide additional protection to safeguard water quality. The area is crossed by public footpaths and comprises broadly five zones: a floodplain adjacent to the river; grassland and scrub to the west and south; flooded

woodland adjacent to the railway line; the mill pond and associated streams and the rented properties and model railway (see below).



Renewable energy

Pumping, treating and distributing millions of litres of water every single day is incredibly energy intensive – each day we use enough electricity to power 13,000 homes. Each million litres of water we supply produces around 55kg of CO₂e and we currently produce around 9.5 tonnes of greenhouse

gas emissions every day through our day-to-day operations.

By 2030 we are committed to achieving net zero operational carbon emissions and over the last ten years we have cut our operational greenhouse gas emissions by nearly 90% by becoming more energy efficient and reducing our reliance on fossil fuels. Since 2018 we have only been using 100% renewable energy and wish to generate more of our own from solar power on our land, including at Fetcham Springs. In 2021/22 we generated 266,045 kWh from five treatment works and our head office at Redhill – enough to power around 100 homes for a year.

We are currently considering the feasibility of a 2MW solar array occupying the grassland and scrub zone to the west of the Fetcham Springs site, along with additional installations at Elmer Treatment Works too. Together this would provide, on average, around 20 per cent of the electricity requirement for Elmer.

Biodiversity

To protect and enhance the environment both now and in the future, we have a Biodiversity Action Plan which sets out to minimise the impact that we and our customers have on the environment, and at the same time make our sites more attractive to a variety of plants and animal life.

In our Business Plan for 2020 to 2025 we set ourselves the target of achieving The Wildlife Trusts' prestigious Biodiversity Benchmark at three of our sites, including Fetcham Springs. We became the only water company to hold this accreditation in 2021 when Elmer Treatment Works met all the requirements, and this was retained in January 2022 with the assessor commending our careful management of habitats to help wildlife like dormice and slow worms to thrive.

In March of this year, we received confirmation that the first element of the Fetcham Springs site – an area of 13 acres incorporating the mill pond and pumping station (see Appendix 2) – has also received the Biodiversity Benchmark accreditation. Through this overall plan, we intend to seek to extend this accreditation to the rest of the site, in phases, from 2025. We are in the early stages of working towards this objective which is likely to comprise several habitats:

- A managed semi-flooded woodland adjacent to the railway embankment and public footpath in the northern part of the site
- The retention of the zone to the north of the railway as floodplain, but again, managed in a way that enhances biodiversity in the area
- The management of the area allocated to solar in a way that encourages compatible biodiversity enhancement.

Education

As well as treating and supplying our customers with water, we feel it is important to educate adults and children alike about the value of this most precious resource. That's why our education programme has been running for over 20 years and every year our knowledgeable staff help thousands of people of all ages understand more about where water comes from and why it's so important to use it wisely.

Currently the programme is centred around 'Flow Zone', a new state-of-the-art education centre at our Bough Beech Treatment Works near Edenbridge in Kent which is in the rural far east of our supply area. A sensory experience involving light and sound, the centre uses rainwater harvesting and water-efficient fittings to help demonstrate what's possible in homes, schools and businesses. The recent significant investment in Flow Zone is a clear indicator of the importance that we place on engaging with current and future customers and we feel there is the opportunity to extend our education offering at Fetcham Springs in the urban west of the area we supply (see below).

Leaseholders

The Surrey Society of Model Engineers has leased land from us since 1978, accessed from Mill Lane. The society has a popular working ride-on model railway with circular track and

provides public open days throughout the year. The track was extended in 2012 and we are open to working more closely with the society in the future.

We own two domestic properties on our land (River Cottage and Mill Cottage) accessed from Mill Lane which are tenant-occupied.

Public access points

We own Mill Lane which provides vehicular access (below the two-metre height restriction barrier) from Waterway Road to the two domestic properties and the Surrey Society of Model Engineers. There are two public rights of way through the site:

- A public footpath (Footpath 60) runs from the end of Mill Lane through the site alongside the mill pond to join with Cobham Road
- Another public footpath (Footpath 16) runs from the end of Mill Lane around the northern boundary of the site alongside the railway line to join with Cannon Grove

We are open to the concept of providing further, permissive footpaths as part of this plan.

Elmer Treatment Works

The site on Hawk's Hill is a ten-minute walk from Fetcham Springs and has recently undergone a programme of refurbishment to ensure there is a continuously resilient supply of clean water throughout Mole Valley. As part of this programme, a substantial modular building was purchased as a site office with the intent to turn this into an education centre and open Elmer to the public with open days and school visits. While a visit to the treatment works could still form part of a future educational offering, we feel moving the building to Fetcham Springs where people already visit would be more beneficial to the wider community.

Leatherhead Pumping Station

Built in 1935, the operational pumping station is situated within a two-minute walk of Mill Lane on the roundabout between Guildford Road and Waterway Road. Also linked to Elmer Treatment Works, it is a well-known building in the local area due to its location, design and historical interest, sustaining bomb damage in World War II. It is not open to the public but has been requested in the past to be included as part of events run by Leatherhead & District Local History Society. In 2018 and 2020 the building was lit up externally with colourful projectors for charitable awareness.

Mole Valley Local Plan 2020-2037

We are aware that in 2018 a portion of land at Fetcham Springs was included in Mole Valley's draft plan with the intention to develop it into a sports area with playing pitches, parking and a clubhouse. In February 2020 we notified the local authority that although this option had been considered historically, we were no longer looking to move forward with a change of land allocation at the site and this remains the case two years on.

Archaeology

In 2009 we commissioned Surrey County Archaeological Unit (SCAU) to carry out an excavation on the field at the junction of Cobham Road and Raymead Way which revealed some interesting finds, including late upper palaeolithic, early Mesolithic and Roman remains and artefacts.

We were supportive of a request from SCAU in 2018 to develop a new community archaeology project at Fetcham Springs using the National Lottery Heritage Fund but the funding bid was unsuccessful, and the project did not progress.

As solar energy does not require significant underground foundations this would not impact the archaeological value of the site.

For a more detailed map of the land owned by SES Water at Fetcham Springs please see Appendix 1.

What do we want to achieve?

Fetcham Springs can be so much more to local people and the wildlife that lives there, as well as play a leading part in our response to the climate emergency.

We are currently developing our next Business Plan for 2025 to 2030 which considers how the world around us is changing, ensuring that what we do and how we do it is fit for the future. One thing is certain – our vision for Fetcham Springs forms a key part of this plan.

We fundamentally believe that over the next eight years, we can work with the community, local people and subject matter experts to demonstrate that water supply, nature, education and clean energy can exist in harmony and Fetcham Springs will be an exemplar of this for the rest of the water industry.

To get there, we will work towards three key objectives:

- **Increase renewable energy generation** to contribute towards net zero carbon commitments by 2030
- **Biodiversity enhancement** and net gain by attaining and retaining The Wildlife Trusts' benchmark recognition across the site
- **Inspire and educate more people** in the production of water, renewable energy and biodiversity, their inter-relationships and establish a community amenity to provide increased wellbeing options from access to blue and green space

First and foremost, the primary purpose of Fetcham Springs is to provide sufficient raw water, now and in the future, that is then made safe to use and this will be a crucial consideration in any decision-making.

This programme also provides the opportunity to work closely with Mole Valley District Council who declared a climate emergency in 2019 and at the same time resolved to:

- Become carbon neutral by 2030 or earlier if possible
- Work with local businesses, landowners, community organisations and residents to make a positively beneficial impact on the environment and biodiversity in the district

The Council's climate change strategy (aligned to the Surrey Climate Change Strategy) sets out specific areas of action including:

- Reduce energy consumption and emissions by promoting energy efficiency measures, sustainable construction, renewable energy sources and behaviour change
- Support the transition to a low-carbon future in a changing climate by shaping places in ways that contribute to radical reductions in greenhouse gas emissions
- Protect green spaces, increase biodiversity and maintain opportunities for the public to access and enjoy green spaces

The plan in more detail

See Appendix 2 for a map of the proposed activity.

Renewable energy

Objective: Establish renewable energy production by installing a solar array on the operational land that is currently unmanaged bordering Cobham Road and Raymead Way.

Timescale: From 2023

Activity	Considerations
<ul style="list-style-type: none">• Add to the solar panel provision already in place at six SES Water sites• Carry out an environmental screening request to understand the possibilities of scale and scope• Obtain Certificate of Lawful Development	<ul style="list-style-type: none">• Permitted development rights on operational land• Local community investment options• Security and screening• Position in a groundwater source protection zone (SPZ)• Land must be retained as an additional water resource option, if required• Flooding of the River Mole• Proximity of neighbours

Biodiversity

Objective: Retain The Wildlife Trusts' Biodiversity Benchmark for the portion of land at Fetcham Springs and use the Preliminary Ecological Appraisal from Surrey Wildlife Trust to ascertain additional activity, including widening the benchmark target areas from 2025.

Timescale: Between 2025 and 2030

Activity	Considerations
<ul style="list-style-type: none">• Retain the benchmark for the land surrounding the pumping station, including the mill pond area• Investigate potential for enhanced biodiversity activity, such as woodland and wetland management to the north of the site	<ul style="list-style-type: none">• Ongoing and longer term land management requirements• Establishing additional relationships with experts in this field• Volunteering opportunities• Links with carbon capture and compatibility with solar generation

Education

Objective: To provide greater opportunity for the community - including young people - to experience Fetcham Springs and learn more about water, energy and biodiversity.

Timescale: From 2025

Activity	Considerations
<ul style="list-style-type: none">• Establish a user group• Mapping current and future community amenities to ensure join-up e.g. Fetcham Scout Group's proposed new HQ• Ascertain optimum location at the site• Ascertain community wishlist for amenity and education provision e.g. visitor centre, meeting rooms, pond dipping, bird watching, refreshments etc• Move modular building currently in place at Elmer Treatment Works to Fetcham Springs and establish water and energy efficiency measures	<ul style="list-style-type: none">• Planning permission• Visitor and vehicle management• Managed access, including pedestrians• Provision for electric vehicle charging• Security• Neighbours• Educational links with Elmer and Leatherhead Pumping Station• Links with the model railway• Flooding of the River Mole• Community and industry partnerships• Ongoing funding arrangements

Conclusion

Fresh air, sunshine, trees, sky, water - it is well documented that being outdoors can help people be healthier and happier and there has never been a better time or a bigger need for the benefits of nature. At the same time there has also never been more urgency to reverse the effects of climate change, which are already evident with more extreme weather patterns, by generating energy that produces no emissions. This is the first integrated plan that will help accomplish these aims at Fetcham Springs and unlock the huge potential of this wonderful resource for society and sustainability.

Our vision has been developed to strike a balance between providing ongoing access to a popular local place for a range of different audiences but also ensuring that this access and the land we own is appropriately and sustainably managed.

It also seeks to achieve:

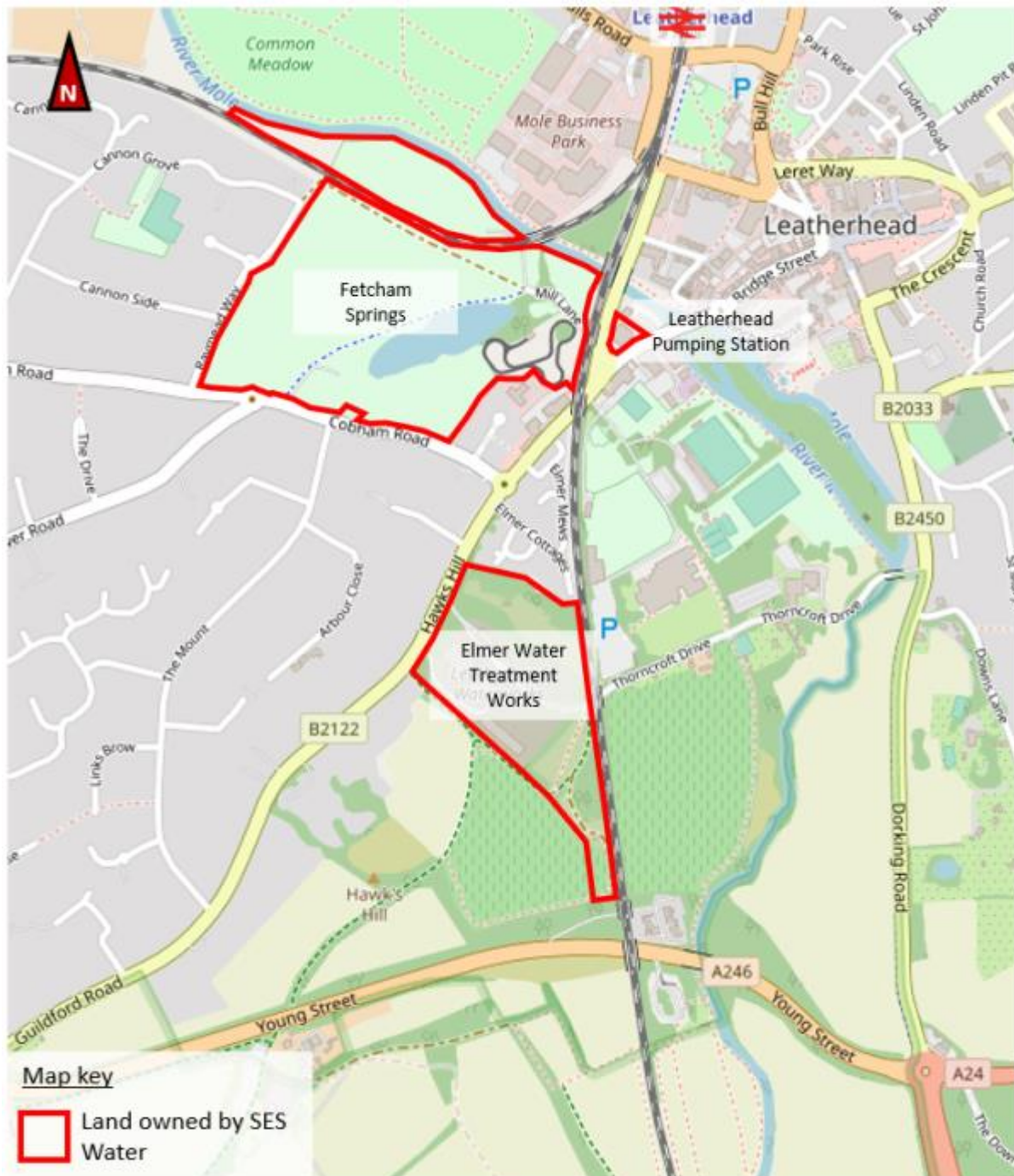
- Environmental protection and enhancement, including innovative and embryonic experimentation
- Investment in the local economy and businesses, with a focus on those who demonstrably share the plan's vision, through the Mole Valley Environment Forum and Surrey Community Action
- Equitable outdoor experiences for young people, proven to build character, resilience, and other employability skills
- Greater recognition of SES Water, Mole Valley District Council and other local stakeholders, and the positive difference this plan is making to the local community
- Third party endorsement of what is achieved, such as the Green Flag Community Award
- A significant positive contribution to the district's sustainability and community efforts through Mole Valley Together

We expect that this masterplan will evolve as the detail of each element is developed and delivered, but the overarching objectives will remain the same.

Collaboration will be key to the plan's success, working with partners to encourage creativity, generate solutions and achieve the same shared vision for the area. With the support of Mole Valley District Council, Fetcham Springs can evolve into an exemplar of what an operational site providing multiple benefits to the wider community and the environment could look like - water supply, nature, education and clean energy existing in harmony.

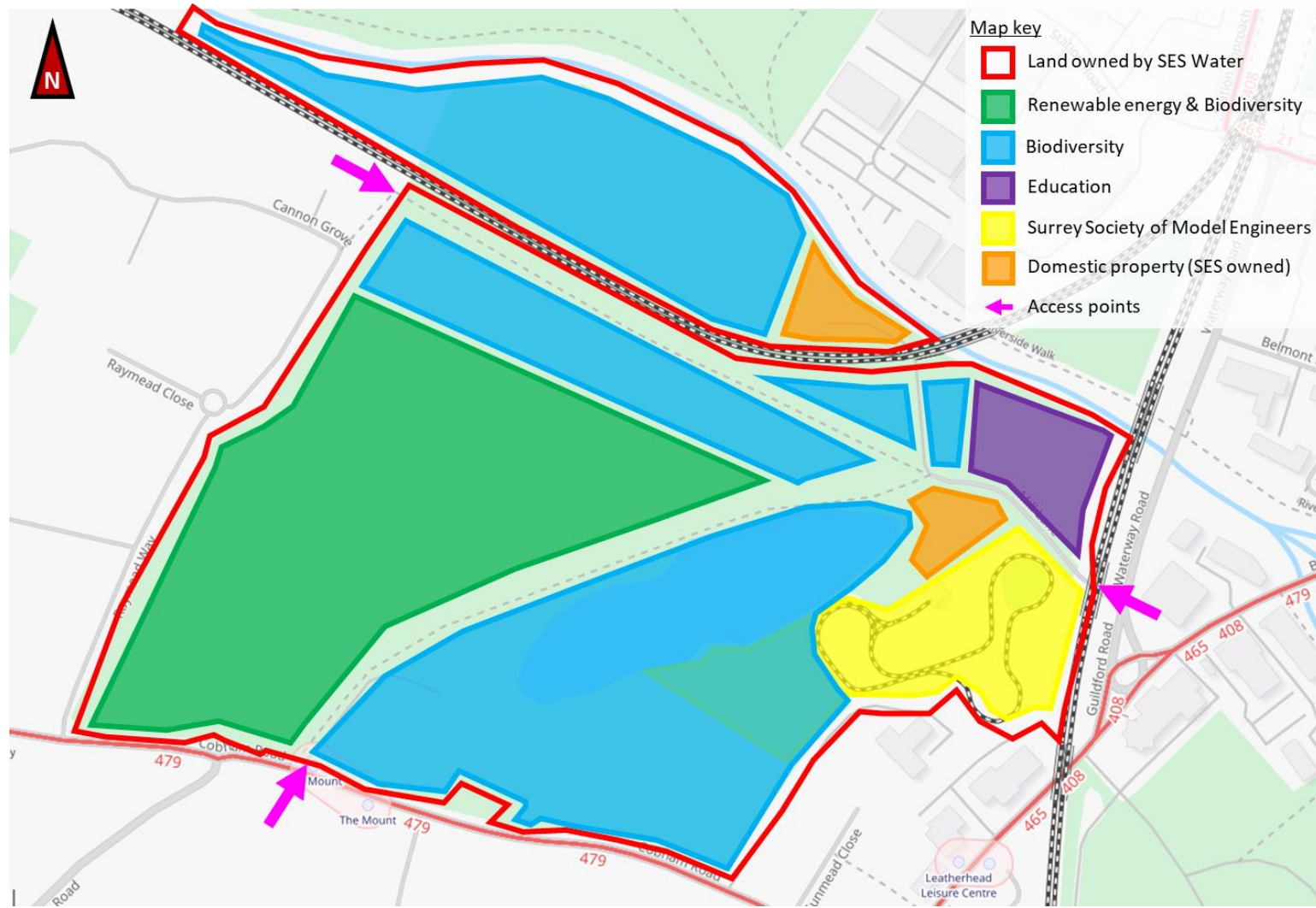
Appendix 1

Land owned by SES Water at Fetcham Springs.



Appendix 2

Proposed activity at Fetcham Springs.



Version 1.0 March 2022