

Land at Chichele Road, Oxted Environmental Statement

Volume 3: Non-Technical Summary

August 2024

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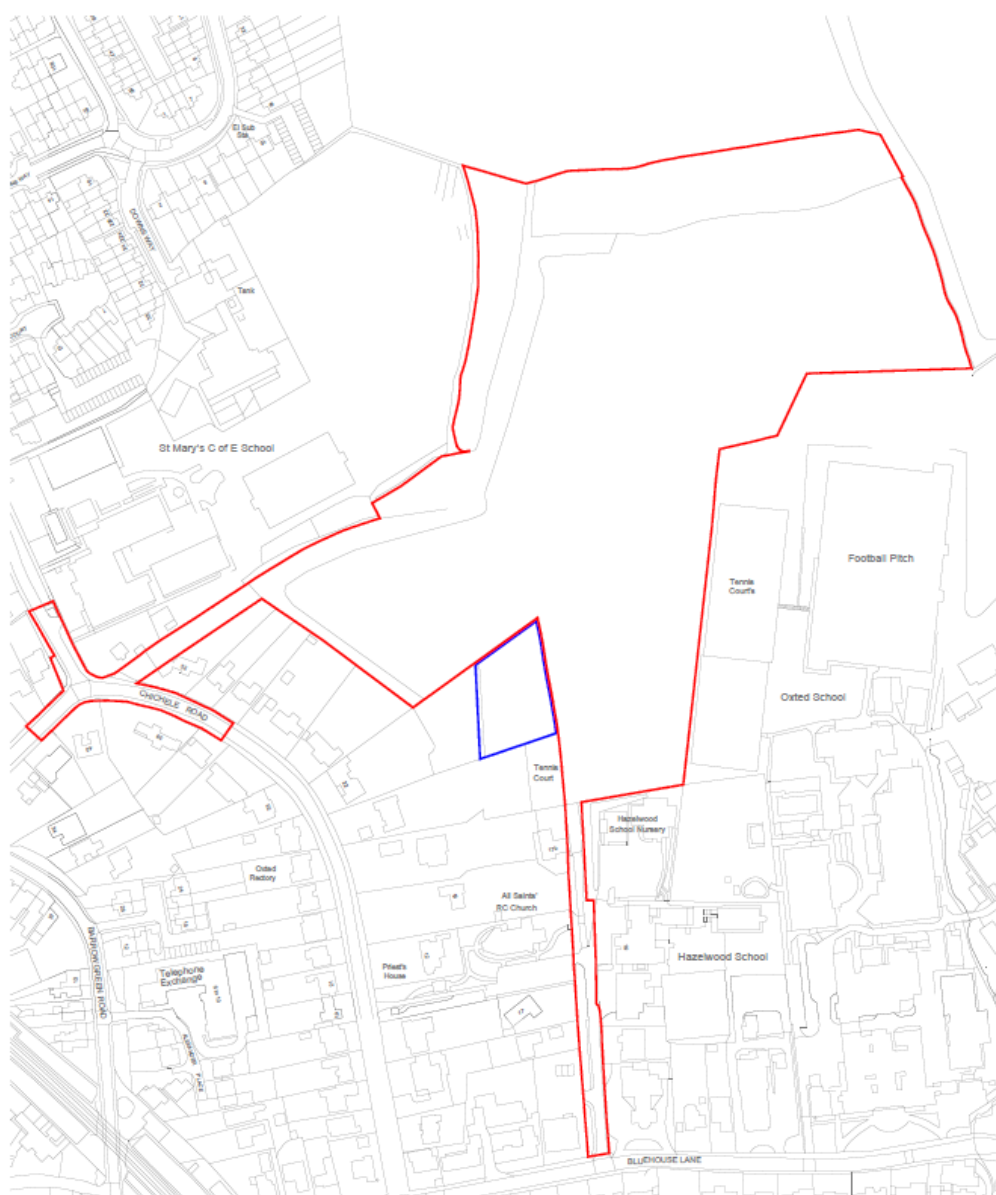
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1.0 Introduction and Methodology

1.1 This document is a summary in non-technical language of an Environmental Statement ('ES') and ES Addendum prepared on behalf of Cala Homes (South Home Counties) Ltd ('the Appellant'). It sets out the findings of an Environmental Impact Assessment ('EIA') in relation to a new residential development ('the Proposed Development') on Land at Chichele Road, Oxted ('the Site'). The Proposed Development includes 116 residential homes including affordable housing with associated access, car parking, landscaping and play provision.

Figure 1.1 Proposed Development Site Area



Source: CB_36_313_000 Site Location Plan, Scale: 1:1250. Red Line Site Boundary (6.36 ha) Blue Line Land also in control of the Appellant but not part of the application (0.199 ha).

- 1.2 This document includes the following information:-
- Section 1.0 – Background to the assessment process and the Proposed Development;
 - Section 2.0 to 3.0 – Description of the Site and the Proposed Development;
 - Section 4.0 – a topic by topic review of the findings of the EIA;
 - Section 5.0 – a review of whether other direct or indirect impacts may arise when the Proposed Development is considered with other schemes in the area;
 - Section 6.0 – provides a summary of the proposed mitigation measures identified to reduce the impact of the Proposed Development and how it is envisaged this will be secured;
 - Section 7.0 – details of how to obtain a full copy of the ES; and
 - Section 8.0 – a list of abbreviations and a glossary of key terms.

About the Appellant

- 1.3 CALA Homes is one of the country’s leading residential developers and has over 40 years’ experience building new homes. CALA is committed to providing exceptionally well designed and constructed new homes in which people aspire to live. This is consistently recognised by industry peers and was most recently highlighted by the Large Home Builder of the Year Award at the 2023 Homes for Scotland Awards, as well as collecting the inaugural prize for 'Development of the Year – Medium' for its Newington Residencies development in Edinburgh. CALA’s commitment to delivering quality housing schemes has also been commended in previous years by its recognitions at the ‘What House? Awards’ including best luxury development, best apartment scheme and best interior design.
- 1.4 This recognition demonstrates the Group’s ability and expertise in delivering vibrant new communities and excellent design in a range of housing schemes. In May 2023, the Group also announced the acquisition of Taylor Lane Timber Frame Ltd, one of the UK’s leading timber frame construction specialists, an investment that will help to drive CALA’s progress towards sustainability targets and support delivery of the Group’s plans to build all new sites in timber frame – which have up to less embodied carbon than a typical masonry build – from 2023.

Background

- 1.5 The Proposed Development seeks to address a fundamental and acute need for housing within the Tandridge District Council (“TDC”) administrative boundary, and the need for those houses which are supplied to be affordable. In recent decisions, TDC has stated that it accepts that it does not have a five year land and housing supply, rather only a supply of 1.57 years (equivalent to a shortfall of 2,638 homes). Through the development of new homes, this application would therefore make an important contribution in addressing these pressures.
- 1.6 The whole Site is currently designated at Metropolitan Green Belt and is also adjacent to the Surrey Hills Area of Outstanding Natural Beauty (‘AONB’). The Proposed Development therefore has been designed with careful consideration to these designations while delivering on the need for new homes in the District. This has included:

- The necessary use of national policy due to the non-adoption of the TDC's Local Plan (2033), at the recommendation of the Planning Inspectorate;
- The Site's location, well served by public transport on the outskirts of the urban area of Oxted;
- The shortfall in housing delivery and the affordability pressures of housing within TDC's boundary;
- The Proposed Development's 40% affordable housing delivery;
- The necessity of Green Belt release of the Site in order to address TDC's housing need in the context of a lack of other suitable alternative sites;
- The effects of the Proposed Development on the Surrey Hills AONB as assessed in the ES and other accompanying documents of the planning application;
- The enhanced accessibility of the Site and delivery of open space and play space by the Proposed Development;
- The design of the Proposed Development being of a high quality, in excess of policy requirements; and
- The provision of new housing and the contributions this makes to the social and economic infrastructure of the local area.

The EIA Process

- 1.7 The EIA process aims to ensure that any significant effects arising from certain types of major development are systematically identified, assessed and presented to help a local planning authority, statutory consultees and other stakeholders in their understanding of impacts arising from development. If measures are required to minimise or reduce effects, then these are clearly identified.
- 1.8 The main Government Regulations that set out when and how EIA is carried out are currently the Town and Country Planning (EIA) Regulations 2017 ('the EIA Regulations'). The EIA Regulations specify a range of types of development where an EIA is required if 'significant effects' are considered likely. The Proposed Development falls within Part 10 (Infrastructure Projects) of Schedule 2 of the 2017 Regulations. Part 10(b) relates to 'urban development projects' including a threshold for site area of 5 hectares, which the Site exceeds.
- 1.9 For the Proposed Development, EIA has been carried out to consider the likely significant effects that may arise during its construction and operation. This has been required following the receipt of TDC's EIA Screening Opinion (3rd July 2023). The EIA Screening Request to TDC (25th May 2023) set out that the Proposed Development would not likely give rise to significant effects that would require EIA, however TDC's Screening Opinion raised concerns for the potential for such effects relating to Landscape and Visual and Ecological impacts. The EIA has therefore been completed with regard to best practice and relevant legislation and has addressed the following environmental aspects identified as being required to assess the impacts of the proposed development:
- Landscape and Views; and

- Ecology.

- 1.1 Likely effects are identified based on historic and current knowledge of the Site and surroundings, desktop assessment, surveys and fieldwork and other information available to the EIA team. All those matters that could be reasonably required to assess the effects of the Proposed Development are set out in the ES. Where there were any particular difficulties or assumptions that have been made by the team, these have been clearly set out; these include any issues associated with restrictions affecting site visits and surveys.
- 1.2 The Appellant has ensured that the team undertaking the EIA have the necessary skills, experience and knowledge to conduct a robust assessment.
- 1.3 The team has worked to ensure that wherever possible measures ('mitigation') that can reduce adverse effects have been incorporated into the design (or 'embedded') or that other modifications that are necessary or appropriate to avoid or reduce impacts on the environment are identified. These embedded measures are identified in the ES and have been taken into account as part of the assessment work.
- 1.4 Consultation (for example with the Surrey Hills AONB Planning Advisor) has also informed the EIA process in relation to the methods by which the EIA has been carried out, as a means to seek environmental data, to review the effectiveness of any identified mitigation measures and as a means to keep interested bodies informed on the process of EIA undertaken.

ES Addendum (August 2024)

- 1.5 The ES accompanied a detailed planning application submitted to TDC (ref. 2023/1345) and validated on 6 November 2023. The planning application was refused on 26 February and is currently going through an appeal (ref: APP/M3645/W/24/3345915), which commenced on 1 July 2024.
- 1.6 Following examination of the ES as part of the appeal process, the Secretary of State has requested that additional information is provided pursuant to Regulation 25 of the 2017 EIA Regulations.
- 1.7 Following submission of the ES some minor amendments have also been made to the layout of the Proposed Development due to additional comments raised by TDC.
- 1.8 In response, an ES Addendum (dated August 2024) has been prepared to update the information presented within the ES and this Non-Technical Summary has been updated to support the information within the ES Addendum (August 2024)

2.0 Description of the Site and the Area

- 2.1 The Site covers an area of approximately 6.36 hectares and is made up of an irregularly shaped agricultural field and deciduous woodland on the outskirts of Oxted.
- 2.2 Sports facilities at St. Mary's Church of England Primary School bound the Site to the west and Oxted Secondary School is located to the east of the Site. The southern boundary of the Site backs onto the rear of residential properties on Chichele Road and there are agricultural fields to the north.
- 2.3 Access to the Site is via a narrow strip from Chichele Road for vehicles, and pedestrian access is also possible from Bluehouse Lane to the south of the Site. Station Road East provides connection to the centre of Oxted and continues to the A25 to the south to Godstone and Westerham. The Site is approximately 450m south of the M25, Junction 6 being the closest to the Site. The nearest train station is Oxted Station, approximately 400m south of the Site's access to Bluehouse Lane.
- 2.4 The Site lies within the Metropolitan Green Belt. A portion of the northwest of the Site, comprising an existing belt of trees, lies within the Surrey Hills AONB. It is also designated as an Area of Great Landscape Value ('AGLV') and is classified as Ancient Woodland, containing Tree Protection Orders ('TPO's).
- 2.5 Further priority habitats in the area include Chalkpit Wood (approximately 500m northwest of the Site), woodland bordering Oxted and the M25, and Barrow Green House and the Mount (approximately 1km southwest of the Site). Woldingham & Oxted Downs Site of Special Scientific Interest ('SSSI') is located approximately 850m north-west of the Site, beyond the M25, and Titsey Wood SSSI is approximately 2.1km north-east. Hill Park, Tatsfield Local Nature Reserve (LNR) also lies over 3.5km to the northeast of the Site.
- 2.6 There are no listed buildings within the Site, however those in proximity to the Site include The Church of All Saints (Grade II Listed, (ref. 1245423) located on Ward Lane, less than 100m from the southern corner of the Site); The United Reformed Church and Attached Walls (Grade II Listed (ref. 1388287) approximately 150m from the southern corner of the Site); and The Barn Theatre at Bluehouse Lane (a local heritage asset). Conservation Areas in the area include the Station Road, West area (approximately 500m southwest of the Site).

Figure 2.1 Aerial Photograph of the Site (in Red) and surrounding area



Source: Google Earth, Lichfields Annotations

3.0 Description of the Proposed Development

3.1 The Proposed Development is being brought forward as a detailed application for full planning permission for 116 new homes (Class C3), including 40% affordable housing with associated access, car parking, soft landscaping and play provision. The EIA has been prepared based on a full set of plans and drawings submitted alongside the application.

Table 3.1 Key features of the Proposed Development

Housing Delivery	<ul style="list-style-type: none"> - 116 new homes (Class C3) - up to three storeys in height – 2 to 5 beds. - 46 of which affordable (40%) – 1, 2 and 3 beds. - Detached, semi-detached and flats. - Three character areas of house design based on local context of the Site.
Landscaping, Open Space and Appearance	<ul style="list-style-type: none"> - Housing to be organised into blocks set back from neighbouring streets and landscaped boundaries. - 15-meter buffer zone to ensure Ancient Woodland is undisturbed. - Retention and infilling of existing boundary vegetation with a mix of evergreen and deciduous species. - Public open space – 1.168 hectares. - Two play areas – 0.039 hectares. - Materials and design to reference the characteristics of surrounding buildings in Oxted.
Flood Risk	<ul style="list-style-type: none"> - Utilisation of Sustainable Urban Drainage Systems (SUDS) including attenuation ponds in the west and east of the Site.
Access and Parking	<ul style="list-style-type: none"> - Access for vehicles, pedestrians and cyclists to be via existing access (upgraded) from Chichele Road. - Access for pedestrians and cyclists also via track to Bluehouse Lane. - Potential for pedestrian link to the Site from a PRoW to the east of the Site (subject to agreement with landowner). - Internal layout to be organised around internal spine road. - Total of 276 parking spaces to be provided, electric vehicle charging to be provided to all homes, and car club membership optional to residents. - Highways improvements: <ol style="list-style-type: none"> 1. Zebra crossing on Station Road (25m north of Chichele Road/Bluehouse Lane/Station Road East junction); 2. Removal of bus stop at Site access to Chichele Road to accommodate access upgrades; 3. Raised table crossings at the junction at Chichele Road and Silkham Road; Chichele Road and Silkham Road; directly east of the Site access at Chichele Road; and Outside of St Mary’s Church of England Primary School.
Sustainability Strategy	<ul style="list-style-type: none"> - 20% reduction in CO2 emissions over the current targets. - Low-carbon residential design: <ol style="list-style-type: none"> 1. All proposed houses excluding apartments are to be constructed in timber frame. 2. All south-facing four and five-bedroom properties to include solar photovoltaic panels on roofs with battery storage. 3. All properties to be gas-free, heated via air source heat pumps (apartments to be heated vis hot water heat pumps).

	- Use of solar gain in winter, and reducing the risk of overheating in summer through glazing orientation.
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3.2 During the appeal process (ref: APP/M3645/W/24/3345915), TDC raised concerns regarding the proximity of the frontage of dwellings (plots 51 and 52) to tree T51.2 on the southeastern boundary of the Site. The Appellant has therefore sought to adjust the Proposed Development layout (Appendix C1 of the ES) to better accommodate tree T51.2, by moving plots 51-55 to the west a total of 1.8m further from the tree.

Construction

3.3 The construction of the Proposed Development is anticipated to be brought forward over a period of approximately four years:

- 1 Groundworks and Site preparation: Winter 2024;
- 2 Construction start: January 2024 (construction of circa 50-60 dwellings per annum);
- 3 First occupation: January 2026;
- 4 Construction complete: December 2027.

3.4 It is likely that the main access to the Site via Chichele Road will be constructed as the access for vehicles to the Site. Improvements to the highways network will follow this to accommodate for construction traffic and future operational traffic and highway safety.

3.5 All normal best practice construction methods and health and safety requirements will be put in place by the contractor(s), whose contact details will be displayed in prominent locations. The Construction of the Proposed Development will be managed as detailed in a Construction Ecological Management Plan ('CEMP') and a Landscape Ecological Management Plan ('LEMP') would also be produced prior to the start of construction, secured via planning condition.

Embedded Mitigation

3.6 In addition to the above documents during construction and features of the Proposed Development inherent to it's design, the team that has undertaken the EIA has ensured that a number of key features (or 'embedded mitigation') have been included in the Proposed Development. This will ensure that environmental effects are reduced as far as possible at the outset. These measures, as set out below, have been taken into account as 'fixed' in the assessments described in the ES and ES Addendum and as summarised in this Non-Technical Summary:-

- 1 Implementation of the detailed design in accordance with the plans (once approved) that were assessed as part of this EIA. This includes:
 - a **A 15m buffer zone** between the built development and the Ancient Woodland within the Site;
 - b **A landscaping scheme** that will use additional planting to soften the Proposed Development's appearance to the surrounding area and retain existing vegetation within the Site wherever possible;
 - c **Protection of trees** at the Site access to Chichele Road;

- d **Links to the network of footpaths** in the area;
 - e **Sustainable construction** of the houses proposed, including timber frames, solar panels and battery storage;
 - f Installation of **bat boxes** on suitable retained trees;
 - 2 Transport and Waste and other Ecological issues will be managed through a **CEMP**;
 - 3 **A Travel Plan** for both construction and operational traffic to promote sustainable methods;
 - 4 **Appropriate habitat will be retained** during construction for protected species including hedgehogs, bats, and birds, outlined in a **LEMP**;
 - 5 **Materials and design** that references the existing development in Oxted; and
 - 6 An overall strategy for **surface water drainage** incorporating ponds and landscaping.
- 3.7 Whilst these measures have all been taken into account as part of the assessment work, that work itself has also identified further measures and these are identified in Section 4.0 under the review of the technical environmental assessments.

Alternatives

- 3.8 The EIA Regulations require that consideration is given to any alternatives to the proposed development that may have been studied by the Appellant, along with a consideration of what may happen at the site should the development not go ahead.
- 3.9 If no development were to come forward, it could be assumed that the Site remains in its current agricultural use.
- 3.10 In terms of alternative designs, the Proposed Development has emerged through a process of discussion and engagement between the team and key consultees. This has allowed the continued evolution of the design to accommodate measures to reduce adverse impacts and incorporate measures designed to positively benefit the environment. The EIA has been critical in this process.

4.0 **Review of Effects on the Environment**

Landscape and Views

- 4.1 An assessment has been carried out of the impact of the Proposed Development in relation to landscape and views. It defines the existing landscape and visual baseline environments; assesses their sensitivity to change; describes the key landscape and visual related aspects of the Proposed Development; describes the nature and effect of the anticipated changes upon both the landscape and visual environments during construction and operation; and sets out the iterative development of the mitigation of these effects in relation to measures inherent to the design, and those recommended to address any residual negative effects of the Proposed Development on the landscape and views. The assessment has been carried out with regard to published guidance by the Institute of Environmental Management and Assessment (IEMA) and the Landscape Institute and is based on the personal expertise of the assessor.
- 4.2 The landscape and visual receptors reasonably anticipated to be affected by the Proposed Development have been identified through field surveys and desk-based research, as well as within a Zone of Theoretical and Significant Visibility ('ZTV', 'ZSV') carried out using digital models and geographical information software. These studies identified receptors that are likely to be the most affected by the Proposed Development and those which are unlikely to have high visibility. However, areas shown as having potential visibility may have visibility of the Proposed Development screened by local features such as trees, hedgerows, embankments or buildings. The effects identified by the assessment of impacts on landscape and views have been used to inform Green Belt considerations.
- 4.3 The assessment has taken into account mitigation measures that are considered inherent to the scheme (embedded) as set out in Section 3.0 above. Key measures for this technical assessment include:
- Retention of existing vegetation within the Site with tree and hedge planting to soften and enclose the Site;
 - Lighting measures to reduce light spill and reduce night-time views of the Site;
 - Use of sympathetic materials and design consistent with the urban character of Oxted; and
 - A LEMP and a CEMP to include measures for the protection, management and monitoring of habitats and protected/notable species and the design of enhancements integral to the Proposed Development in operation and construction, to be secured via planning conditions.

Existing Conditions

- 4.4 As outlined in section 2, the Site comprises an irregularly shaped agricultural field on the outskirts of Oxted.
- 4.5 Landscape receptors within the area included as part of the assessment comprise the Surrey Landscape Character Areas Merstham to Clacket Lane Greensand Valley and Box Hill to Tatsfield Chalk Ridge; the general local landscape condition; scenic quality; and

tranquillity. Landscape designations include the Surrey Hills AONB and AGLV; the Ancient Woodland within the northwest of the Site; and the TPOs which the Ancient woodland and other trees within the Site (refs: 7/2013/TAN, 8/2013/TAN, and 5/2013/TAN). The assessment also included cultural heritage assets within the area, including Registered Park and Garden Titsey Place, and Grade II Listed Buildings ‘Church of All Saints’, Oxted and ‘United Reformed Church and Attached Walls, Oxted’. The PRoW to the east of the Site was also included in the assessment for its links with the AONB.

4.6 13 views of the Site were assessed within the ZTV and ZSV for their likelihood to experience effects from the Proposed Development. These were:

- 1 Views from Public Footpath 75 (immediately adjacent to the Site);
- 2 Views from National Trail ‘North Downs Way’, promoted route ‘Vanguard Way’ and Public Footpath 575;
- 3 View from promoted route ‘Vanguard Way’ and Public Footpath 94;
- 4 Views from National Trails ‘North Downs Way’ and Public Footpath 573;
- 5 View from residential road Greenacres, Oxted;
- 6 View of Site entrance from Chichele Road, Oxted; and
- 7 View from residential road Bluehouse Lane, Oxted.

4.7 Consideration was given to the value, susceptibility and sensitivity of each of these receptors in order to understand the significance of effect when each experiences a particular magnitude of change during the construction and operation of the Proposed Development.

Outcomes of the Assessment: Effects During Construction

4.8 **Major Adverse (Significant)** effects on the local landscape condition and on Viewpoint 1 from Public Footpath 75;

4.9 **Minor Adverse (Non-Significant)** effects on Ancient Woodland within the Site; TPO refs: 7/2013/TAN; 8/2013/TAN; 5/2013/TAN; on Grade II Listed Buildings ‘Church of All Saints’, Oxted and ‘United Reformed Church and Attached Walls’; and on Viewpoint 11 from residential road Greenacres, Oxted; Viewpoint 12 of the Site entrance from Chichele Road, Oxted; and Viewpoint 13 from residential road Bluehouse Lane, Oxted.

4.10 **Negligible Adverse (Non-Significant)** the Surrey Landscape Character Area GV4 Merstham to Clacket Lane Greensand Valley; the Surrey Landscape Character Area CR3 Box Hill to Tatsfield Chalk Ridge; Scenic Quality; and Tranquillity; on the Surrey Hills AONB and the Surrey Hills AGLV; on Registered Park and Garden: Titsey Place and on the PRoW as a leisure and tourism receptor; and on all other visual receptors.

Outcomes of the Assessment: Effects During Operation

4.11 **Major Adverse (Significant)** effects on the local landscape condition and on Viewpoint 1 from Public Footpath 75;

4.12 **Minor Adverse (Non-Significant)** effects on Ancient Woodland within the Site; TPOs refs: 7/2013/TAN; 8/2013/TAN; 5/2013/TAN; on Grade II Listed Buildings ‘Church of All

Saints’, Oxted and ‘United Reformed Church and Attached Walls’; and on Viewpoint 11 from residential road Greenacres, Oxted; Viewpoint 12 of the Site entrance from Chichele Road, Oxted; and Viewpoint 13 from residential road Bluehouse Lane, Oxted.

- 4.13 **Negligible Adverse (Non-Significant)** the Surrey Landscape Character Area GV4 Merstham to Clacket Lane Greensand Valley; the Surrey Landscape Character Area CR3 Box Hill to Tatsfield Chalk Ridge; Scenic Quality; and Tranquillity; on the Surrey Hills AONB and the Surrey Hills AGLV; on Registered Park and Garden: Titsey Place and on the PRoW as a leisure and tourism receptor; and on all other visual receptors.

Additional Mitigation Required

- 4.14 In order to achieve the effects assessed as described above, no additional mitigation is necessary over and above the embedded mitigation described in the section above, so the residual effects remain the same as reported above. However, monitoring of these effects is recommended as part of a landscape management and maintenance plan.

Ecology

- 4.15 An assessment has been carried out of the effects of the Proposed Development on ecology including habitats within and close to the Site and species which have been identified as being present. The assessment has been supported by a number of surveys and studies carried out by qualified ecologists and has been prepared in line with current guidance produced by the Chartered Institute of Ecology and Environmental Management.
- 4.16 The assessment has been undertaken following the approach set out in the ‘Guidelines for Ecological Impact Assessment in the UK and Ireland’ and has considered ‘Important Ecological Features’ that are present within an assessed ‘Zone of Influence’ (‘ZoI’) of the Site and Proposed Development (i.e., the area over which the project could have an influence on ecological feature, which can vary by feature in scale). In general, the ZoI for the Proposed Development is considered to comprise the land within the red line boundary as well as immediate adjacent habitat features. It also includes designated nature conservation-Sites in the surrounding area. ‘Important Ecological Features’ identified for the Site include:
- Designated nature conservation-Sites;
 - Habitats and Species of Principal Importance for the Conservation of Biodiversity in England;
 - Legally protected species; and
 - Red Listed or rare species (based on Red Data Book lists, Birds of Conservation Concern and species considered to be nationally rare/scarce).
- 4.17 The assessment has taken into account mitigation measures that are considered inherent to the Proposed Development (embedded) as set out in Section 3.0 above. Key aspects for this technical assessment include:
- Implementation of a CEMP and a LEMP for the establishment of over-arching principles for protection, management and monitoring of habitats and protected/notable species during the pre-construction, construction and operational phases of the Proposed Development;

- Retention of existing vegetation within the Site with habitat creation for hedgehog, bats and birds;
- Active management of the Ancient Woodland in the northwest of the Site;
- Lighting strategy measures to minimise light spill;
- Installation of habitat appropriate fencing for hedgehogs and to protect against behaviour such as removal and/or dumping of garden waste;
- Protection of hedgerows by non-inclusion of ownership of adjacent properties and the implementation of restrictive covenants to prevent removal; and
- Installation of bat boxes on suitable retained trees.

Existing Conditions

- 4.18 The Site is located within 1km of the Woldingham and Oxted Downs SSSI. There are also several parcels of Ancient Woodland within the Site, and the wider 1km. The locations of the designated sites are shown in Figure 4.1 below. There are two Sites of Nature Conservation Importance ('SNCI') located within 1km of the Site; Five Acre Shaw and Lodge Wood and Chalkpit Wood. There is also one potential SNCI located within the search radius, The Bogs. The locations of non-designated sites are shown in Figure 4.2 below.
- 4.19 The layout of the habitats and their composition is provided in Figure 4.3 below.
- 4.20 The Important Ecological Features of relevance to the assessment based on the surveys and data collection undertaken included the Ancient Woodland in the northwest of the Site and surrounding area, other woodland habitats within the ZOI, and priority species of hedgerow, hedgehog, bats and birds.

Figure 4.1 Extract of Figure E4: Statutory Designated Sites (Volume 2 of this ES)

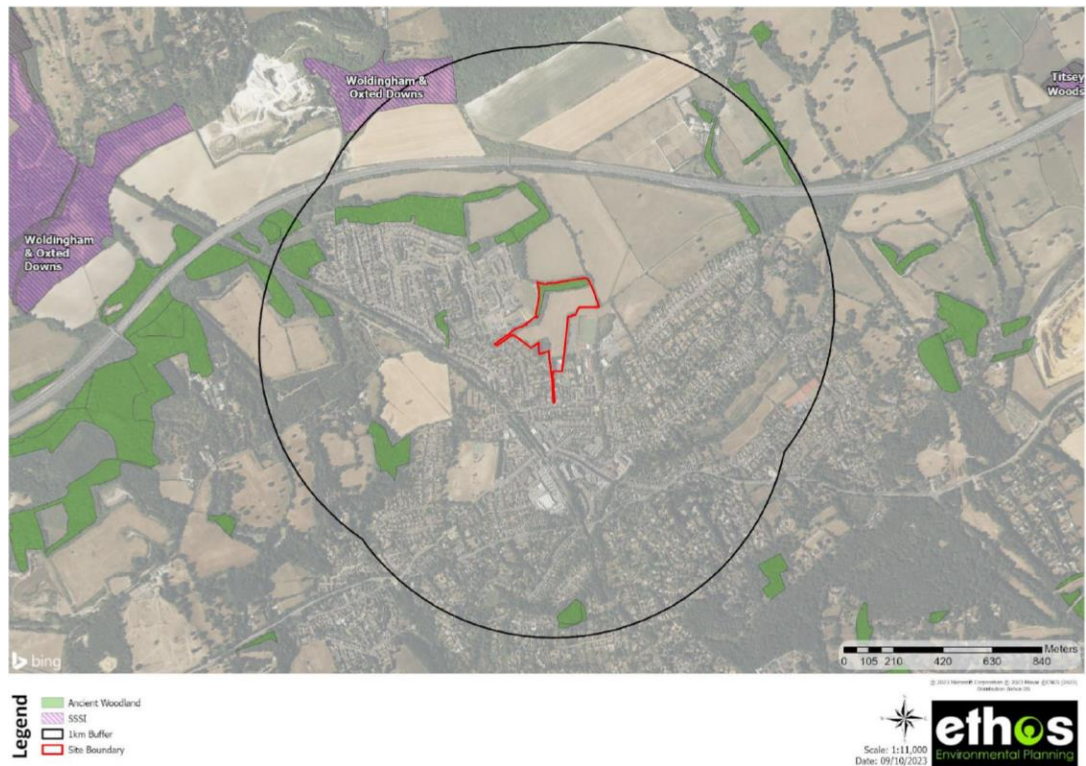


Figure 4.2 Extract of Figure E5: Non-Statutory Designated Sites (Volume 2 of this ES)

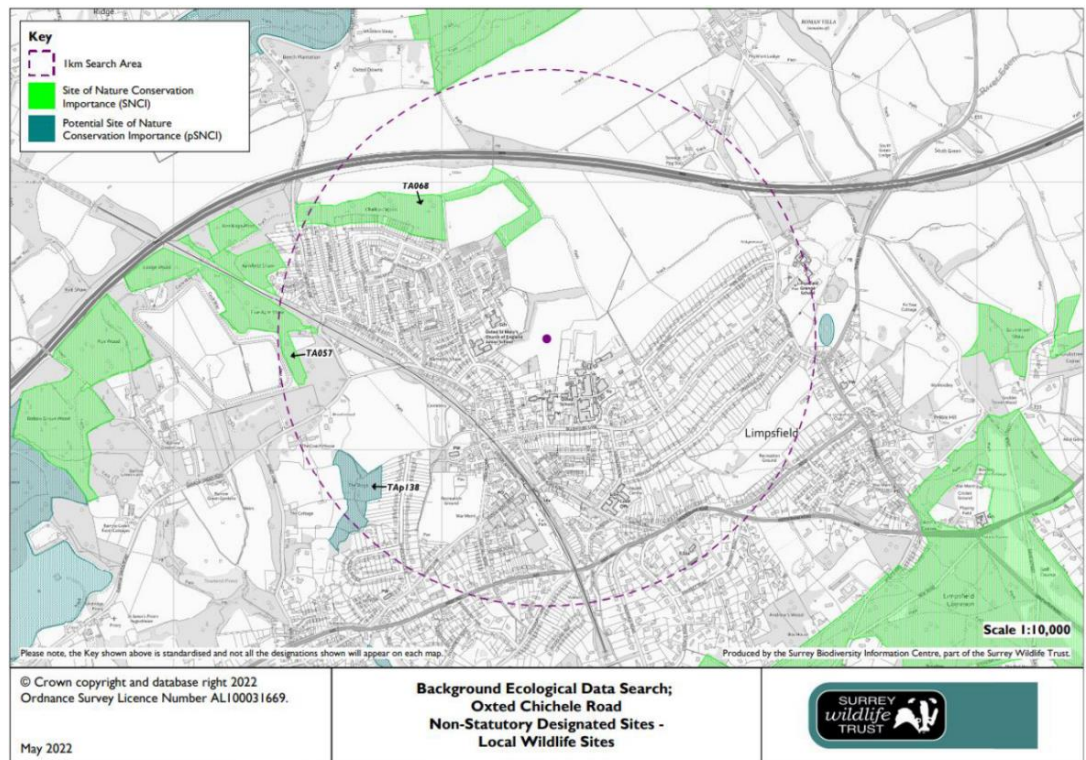
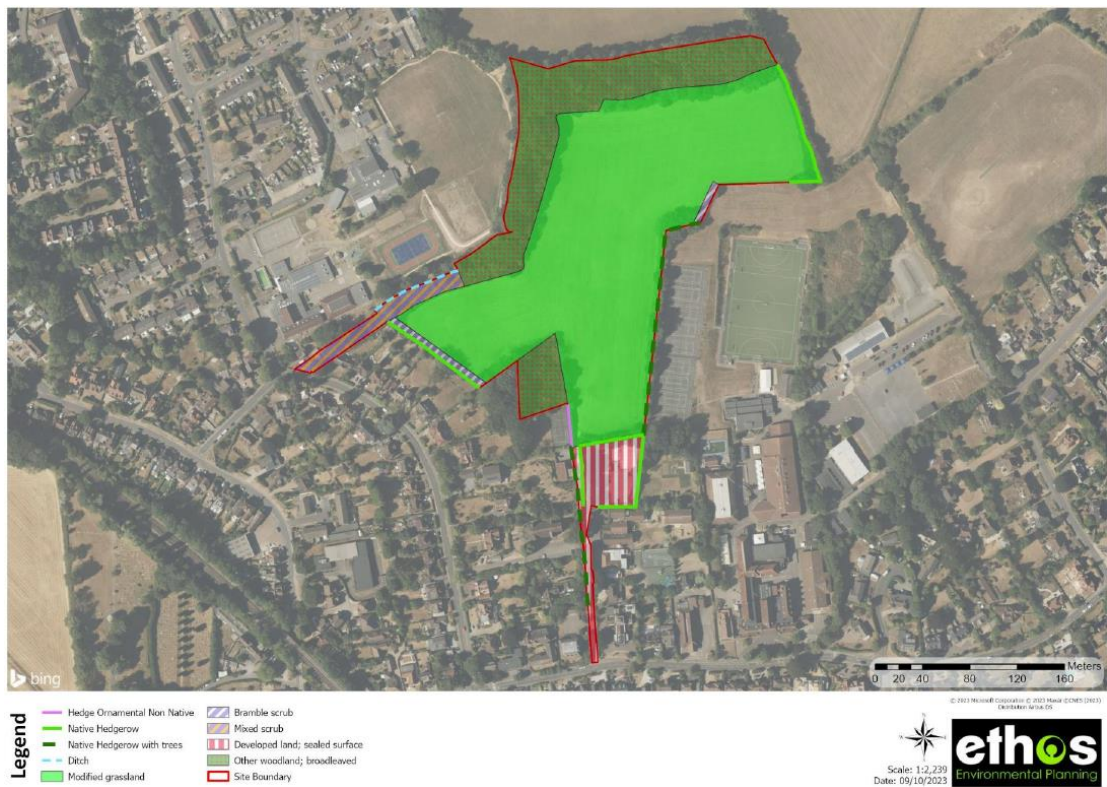


Figure 4.3 Extract of Figure E6: UKHab Survey Results (Volume 2 of this ES)



Outcomes of the Assessment: Effects During Construction

4.21 **Negligible (Non-Significant)** effects are expected on all sensitive receptors, including Ancient Woodland; Woodland in the surrounding area of the Site; Hedgerows bounding the Site; Hedgehog; Bats; Birds and Invertebrates.

Outcomes of the Assessment: Effects During Operation

4.22 **Minor to Moderate Beneficial (Non-Significant)** are expected effects on Bats (proposed new planting and improvement of habitat).

4.23 **Minor Beneficial (Non-Significant)** are expected effects on Ancient Woodland and Hedgehog.

4.24 **Negligible (Non-Significant)** are expected effects on Bats (Increased lighting from development) and Invertebrates.

4.25 **Minor Adverse (Non-Significant)** are expected effects on Woodland in the surrounding area of the Site, Hedgerows, Bats (Removal of commuting and foraging habitat) and Birds.

Additional Mitigation Required (and Enhancement Measures)

4.26 The utilisation of a management company appointing an Ecological Clerk of Works ('ECoW') to ensure that the embedded mitigation, such as the LEMP, is correctly implemented through supervision will provide sufficient mitigation and monitoring to

ensure residual effects remain Non-Significant. The records of the ECoW should be made available to TDC as a 'Site note', and subject to an ecological compliance report undertaken by the ECoW.

- 4.27 The assessment has concluded that there are no active badger setts on-site at present, however, as badgers are mobile mammals and could create new setts at any point, an updated badger survey will be required prior to commencement of the Proposed Development and would be secured by a planning condition.

5.0 Cumulative Assessment

5.1 In addition to the above, an assessment has been carried out to consider if additional impacts could arise if the Proposed Development is considered alongside other emerging proposals in the surrounding area. This is called a ‘cumulative assessment’. A search of the records held by TDC identified developments in the locations listed in Table 5.1 below.

Table 5.1 List of Cumulative Schemes Assessed

Site Address	Distance and Direction from Site	Reference	Application Description	Status
Oxted Quarry, Chalkpit Lane, Oxted, Surrey, RH8 0QW	1.3km northwest	2023/1135	Cessation of winning and working of minerals and importation of waste. A revised scheme of restoration to create a natural parkland with public access, footpaths and ecological habitat areas on the site and the erection of 75 dwellings, a proportion of which would be affordable housing, with associated hard and soft landscaping and access, provision of a field study centre, restoration of the historic lime kilns, and works to Chalkpit Lane including traffic calming and a new footway link to Oxted (County Determination).	Under consideration
Swallowfield, New Road, Limpsfield, Oxted, Surrey, RH8 0UD	1.5km southeast	2022/1548	Erection of 48x photovoltaic panels and ancillary inverter/s.	Approved
Hazelwood School, Wolfs Hill, Limpsfield, Oxted, Surrey, RH8 0QU	1.7km southeast	2020/1776	Demolition of existing store room and erection of replacement equipment storage building. Part demolition to existing pavilion. Erection of extension to south elevation of, and alterations to, the existing pavilion. Erection of replacement store building. Construction of a new artificial turf sports pitch with 8 x flood lights. Erection of associated means of enclosure and formation of footpaths, assembly area and spectator area. Raising/re-levelling of land to provide extension to existing playing fields providing new natural turf sports areas with a new non-grass pitch cricket wicket and all associated groundworks including drainage and the creation of a swale	Approved, conditions being discharged
Godstone Golf Club, Rooks Nest, Godstone, Surrey, RH9 8BY	3km west	2023/626	Restoration of former M25 works compound to create new 300 yard practice ground with 8 covered bays and teaching studio, new practice bunker,	Under consideration

Site Address	Distance and Direction from Site	Reference	Application Description	Status
			grass practice tee and short game area, provision of conveyance swales and three attenuation ponds. Associated ecological enhancements including the planting of 4,049 sqm of wildflower meadow and 2,440 trees. (Amended plans).	

Source: TDC Online Planning Register

- 5.2 The assessment identified that there are no cumulative effects of significance arising when the Proposed Development is considered alongside other proposed schemes within the surrounding area. It is considered that any minor adverse cumulative effects can be appropriately managed as each scheme is brought forward and through the appropriate use of best practice or other mitigation measures, managed through the CEMP and the LEMP with reference to appropriate guidance and legislation.
- 5.3 An assessment has also been undertaken to establish whether multiple environmental effects are expected to impact a single receptor, and whether any additional mitigation would be required to ensure that a single receptor isn't adversely impacted. It is considered that no additional mitigation is required due to the comprehensive mitigation scheme already identified.

6.0 **Availability of the Environmental Statement**

6.1 An electronic (memory stick) copy of the full ES and ES Addendum can be obtained free of charge¹ from:-

- Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
- Tel: +44(0)20 7837 4477
- Email: london@lichfields.uk

6.2 Information on the planning application and the ES can also be viewed at <https://www.tandridge.gov.uk/>. Those wishing to view copies of the ES in person at the offices of TDC are advised to check the current arrangements regarding access prior to attending.

¹ A request for a paper copy of the full ES will be subject to reasonable copying and printing charges.

7.0 Abbreviations & Definitions

Abbreviations

- **Appellant** – CALA Homes (South Home Counties) Ltd, who has commissioned the EIA and is submitting the planning application for the proposed development.
- **AGLV** – Area of Great Landscape Value, an area which is considered to have high landscape quality with strong, distinctive characteristics.
- **AONB** - An area of outstanding natural beauty (AONB) is land protected by the Countryside and Rights of Way Act 2000. It protects the land to conserve and enhance its natural beauty.
- **CEMP** – Construction Ecological Management Plan, a plan that will manage the environmental effects arising from the construction of the Proposed Development;
- **ECoW** – Ecological Clerk of Works, a professional who monitors construction activated in ecologically sensitive areas, ensuring the works comply with the relevant planning consents, environmental permits, legislation and mitigation measures.
- **EIA** - Environmental Impact Assessment, a formal process of assessment covered by the Town and Country Planning (EIA) Regulations 2017.
- **ES** - Environmental Statement, the document setting out the findings from the EIA.
- **LEMP** – Landscape Ecological Management Plan, a plan that will manage the landscaping and ecological environmental effects arising from the construction and operation of the Proposed Development.
- **Mitigation** - Measures that can reduce adverse environmental effects, these may be ‘embedded’ or built into a scheme design, or otherwise identified in an EIA.
- **PRoW** – Public Right(s) of Way, allow the public to access specific routes over private land, usually marked with signs or coloured arrows.
- **SNCI** - Sites of Nature Conservation Importance, sites of high biodiversity value because of the habitats or species present.
- **SSSI** – Site of Special Scientific Interest, an area of particular interest to science due to the rare species, geological or physiological features it contains.
- **TDC** - Tandridge District Council.
- **The EIA Regulations** - The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- **The Proposed Development** – The development known as Land at Chichele Road, Oxted, being brought forward by the Appellant.
- **TPO(s)** – Tree Protection Order(s), an order made by a local planning authority to protect specific trees, groups of trees, or woodlands in the interests of amenity.
- **ZOI** – Zone of Influence, the area over which the project could have an influence on ecological feature, which can vary by feature in scale.

- **ZSV** – Zone of Significant Visibility, the area over which the project could be significantly visible, which will vary by development and landscape in scale.
- **ZTV** – Zone of Theoretical Visibility, the area over which the project could be theoretically at all visible, which will vary based on the development and landscape.

Types of Impact Identified

- Major/Substantial – considerable impacts due to their extent, duration or magnitude; are of more than local Significance; or (for adverse effects) breach particular standards.
- Moderate – limited effects which may be Significant (for example if a particular receptor affected is particularly sensitive).
- Minor – slight, very short or highly localised effects.
- Negligible – barely perceptible effects.
- None/Nil – no effects anticipated.
- Adverse – the effect is worse than that currently experienced.
- Beneficial – the effect is better than that currently experienced.