

14 Residual Effects and Conclusions

14.1 Introduction

- 14.1.1 This chapter provides a summary of the mitigation identified by the environmental assessments in the ES along with a summary of the residual effects following the implementation of the mitigation measures. Full details of the assessment can be found in the respective ES chapters.

14.2 Summary of Mitigation Measures

- 14.2.1 Paragraph 18 (c) of the EIA Regulations requires an ES to include:
- “a description of the measures envisaged to prevent, reduce and where possible offset any significance adverse effects on the environment.”*
- 14.2.2 The mitigation, monitoring and enhancement measures included in this ES fall into one of two categories:
- Embedded mitigation (Primary and Tertiary Mitigation): this includes committed measures incorporated into the design which make up the Proposed Development; and
 - Additional mitigation (Secondary Mitigation): further mitigation beyond that included in the embedded mitigation which seeks to further prevent, reduce and where possible offset anticipated adverse significant effects.
- 14.2.3 **Table 14.1** outlines a topic-by-topic summary of the key issues addressed by the ES and the key mitigation measures identified for the Proposed Development. The mitigation measures are separated into the above listed categories. The Applicant anticipates that, where appropriate, TDC will seek to ensure the effective delivery of these mitigation measures, via legal agreement, obligation or conditions attached to any planning permission.

Table 14.1: Summary of Embedded and Additional Mitigation Measures

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
Socio-Economics	<u>Construction</u> <ul style="list-style-type: none"> Effect on construction employment. Effect on additional spending within the local economy. Effect on change of employment. 	<u>Embedded</u> <ul style="list-style-type: none"> None. 	<u>Embedded</u> <ul style="list-style-type: none"> Provision of homes within the Proposed Development. Provision of open space within the Proposed Development. Provision of play space within the Proposed Development.
	<u>Operational</u> <ul style="list-style-type: none"> Effect on provision of housing. Effect on demand for primary school place. Effect on demand for secondary school places. Effect on demand for childcare. Effect on demand for healthcare services. Effect on demand for community and recreational facilities. Effect on the demand for open spaces. Effect on the demand for play spaces. Effect on operational employment. 	<u>Additional</u> <ul style="list-style-type: none"> None. 	<u>Additional</u> <ul style="list-style-type: none"> Section 106 (S106) payments. Cil payments.

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<ul style="list-style-type: none"> Effect on additional spending within the local economy. 		
Air Quality	<p><u>Construction</u></p> <ul style="list-style-type: none"> Effect on amenity at nearby human health receptor locations. Effect on health of nearby residents. Effect on ecosystems. Effect on human health. <p><u>Operational</u></p> <ul style="list-style-type: none"> Effect on human health and ecosystems. Effect on future Site users. 	<p><u>Embedded</u></p> <ul style="list-style-type: none"> Construction Environmental Management Plan (CEMP). Legislative emission standards with which NRMM must comply. <p><u>Additional</u></p> <ul style="list-style-type: none"> Best practice measures from the Institute of Air Quality Management's (IAQM's) 2024 guidance. 	<p><u>Embedded</u></p> <ul style="list-style-type: none"> Travel Plan. <p><u>Additional</u></p> <ul style="list-style-type: none"> None.
Noise and Vibration	<p><u>Construction</u></p> <ul style="list-style-type: none"> Effect of construction noise on existing residential receptors R1, R2, R3, R4 and R5. Effect of construction noise on existing non-residential receptors R6 and R7. Effect of construction vibration on existing receptors within 150 m of the Site boundary. 	<p><u>Embedded</u></p> <ul style="list-style-type: none"> Best Practicable Means (BPM). CEMP. Engagement and prior warning to local receptors. Construction Traffic Management Plan. 	<p><u>Embedded</u></p> <ul style="list-style-type: none"> Mechanical plant noise limits. <p><u>Additional</u></p> <ul style="list-style-type: none"> None.

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<ul style="list-style-type: none"> Effect on construction traffic noise on all existing noise sensitive receptors. <p><u>Operational</u></p> <ul style="list-style-type: none"> Effect of operational mechanical plant noise on all existing noise sensitive receptors. Effect of operational traffic noise on residential receptors R1, R2, R3 and R5. Effect of operational traffic noise on receptors other residential and non-residential receptors R4, R6 and R7. 	<p><u>Additional</u></p> <ul style="list-style-type: none"> Screening. Section 61 (S61). 	
Traffic and Transport	<p><u>Construction</u></p> <ul style="list-style-type: none"> Effects of construction traffic from Barrow Green Road on severance. Effects of construction traffic from Barrow Green Road on driver delay. Effects of construction traffic from Barrow Green Road on pedestrian delay. 	<p><u>Embedded</u></p> <ul style="list-style-type: none"> Access Strategy from Barrow Green Lane. Construction Traffic Management Plan (CTMP) to address adverse traffic impacts of construction in accordance with best practice. <p><u>Additional</u></p> <ul style="list-style-type: none"> None. 	<p><u>Embedded</u></p> <ul style="list-style-type: none"> Access strategy with vehicle access from both Barrow Green Road and Wheeler Avenue. Improvements to the southern section of Bridleway 97. Travel Plan. <p><u>Additional</u></p> <ul style="list-style-type: none"> None.

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<ul style="list-style-type: none"> • Effects of construction traffic from Barrow Green Road on non-motorised users' amenity. • Effects of construction traffic from Barrow Green Road on pedestrian fear and intimidation. • Effects of construction traffic from Barrow Green Road on road safety. <p><u>Operational</u></p> <ul style="list-style-type: none"> • Effects of operational traffic from Wheeler Avenue on severance. • Effects of operational traffic from Wheeler Avenue on driver delay. • Effects of operational traffic from Wheeler Avenue on pedestrian delay. • Effects of operational traffic from Wheeler Avenue on non-motorised users' amenity. • Effects of operational traffic from Wheeler Avenue on pedestrian fear and intimidation. 		

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<ul style="list-style-type: none"> Effects of operational traffic from Wheeler Avenue on road safety. 		
Ecology	<p><u>Construction</u></p> <ul style="list-style-type: none"> Effect on Woldingham & Oxted Downs Site of Special Scientific Interest (SSSI). Effect on local Site of Nature Conservation Importance (SNCIs). Effect on local Conservation Verges (CVs). Effect on the Bogs potential SNCI (pSNCI). Effect on Ancient Woodland. Effect on Wet / Lowland mixed deciduous woodland. Effect on native hedgerow. Effect on unnamed stream. Effect on bats. Effects on breeding birds. Effect on reptiles. Effect on hedgehog. <p><u>Operational</u></p>	<p><u>Embedded</u></p> <ul style="list-style-type: none"> Pollution control measures detailed within a CEMP. Compensatory planting for native hedgerows. Compensatory planting for bats. Avoiding clearance of suitable habitat during nesting bird season. Creation of compensatory habitat for breeding birds. Following sensitive clearance measures outlined in the CEMP for reptiles. Creation of compensatory habitat for reptiles. Following sensitive clearance measures outlined in the CEMP for hedgehog. Creation of compensatory habitat for hedgehog. <p><u>Additional</u></p>	<p><u>Embedded</u></p> <ul style="list-style-type: none"> Use of fencing along the southern boundary of the Site. Use of effective sustainable drainage systems (SuDS). Use of woodchip pathways along existing informal footpaths Pollution control measures detailed within CEMP. Use of fencing along boundary of public open space. Adherence to sensitive lighting strategy. Establishment of additional safe nesting opportunities within bird boxes. Establishment of additional hibernacula and suitable habitat. Use of hedgehog highways and high value habitat. <p><u>Additional</u></p>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<ul style="list-style-type: none"> Effect on Woldingham & Oxted Downs Site of Special Scientific Interest (SSSI). Effect on local Site of Nature Conservation Importance (SNCIs). Effect on local Conservation Verges (CVs). Effect on the Bogs potential SNCI (pSNCI). Effect on Ancient Woodland. Effect on Wet Woodland. Effect on Lowland mixed deciduous woodland. Effect on native hedgerow. Effect on unnamed stream. Effect on bats. Effects on breeding birds. Effect on reptiles. Effect on hedgehog. 	<ul style="list-style-type: none"> None. 	<ul style="list-style-type: none"> None.
Built Heritage	<u>Construction</u> <ul style="list-style-type: none"> Effect on Church of St Mary. Effect on Court Farm House. Effect on Blunt House. 	<u>Embedded</u> <ul style="list-style-type: none"> None. <u>Additional</u> <ul style="list-style-type: none"> None. 	<u>Embedded</u> <ul style="list-style-type: none"> Restrictions of siting, density and height of Proposed Development, together with retention of open space.

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<u>Operational</u> <ul style="list-style-type: none"> Effect on Church of St Mary. Effect on Court Farm House. Effect on Blunt House. 		<u>Additional</u> <ul style="list-style-type: none"> Potential to reduce impacts at reserved matters stage through further design refinement.
Landscape and Visual Impacts	<u>Construction</u> <ul style="list-style-type: none"> Effect on the landscape pattern and character of the Site. Effect on the trees and vegetation. Effect on Landscape Character Area GV4. Effect on Surrey Hills Area of Outstanding Natural Beauty (AONB). Effect on PR01 – users of Bridleway 97. Effect on PR02 – users of footpaths south of the Site. Effect on PR03 – users of footpaths in the AONB. Effect on POS1 – visitors to Oxted Burial Ground. Effect on POS2 – visitors to Saint Mary's Church. 	<u>Embedded</u> <ul style="list-style-type: none"> CEMP. Tree protection measures in line with BS5837, 2012 Trees in relation to Design, Demolition & Construction. <u>Additional</u> <ul style="list-style-type: none"> None. 	<u>Embedded</u> <ul style="list-style-type: none"> Restrictions on siting of the Proposed Development, provision of open space. Canopies and root protections areas protected. Proposed Development sited away from boundaries, restrictions on height, provision of landscape buffers and open space. Contextual roof materials. Setback of the Proposed Development. Restrictions on height. Tree planting on boundary. <u>Additional</u> <ul style="list-style-type: none"> None.

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<ul style="list-style-type: none"> • Effect on POS3 – visitors to Master Park. • Effect on RD01 – users of Barrow Green Road and Chalkpit Lane. • Effect on RD02 – users of Wheeler Avenue. • Effect on RE01 – residents of properties on Wheeler Avenue. • Effect on RE02 – residents of properties north and west of the Site. <p><u>Operational</u></p> <ul style="list-style-type: none"> • Effect on the landscape pattern and character of the Site. • Effect on the trees and vegetation. • Effect on Landscape Character Area GV4. • Effect on Surrey Hills Area of Outstanding Natural Beauty (AONB). • Effect on PR01 – users of Bridleway 97. • Effect on PR02 – users of footpaths south of the Site. 		

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<ul style="list-style-type: none"> • Effect on PR03 – users of footpaths in the AONB. • Effect on POS1 – visitors to Oxted Burial Ground. • Effect on POS2 – visitors to Saint Mary's Church. • Effect on POS3 – visitors to Master Park. • Effect on RD01 – users of Barrow Green Road and Chalkpit Lane. • Effect on RD02 – users of Wheeler Avenue. • Effect on RE01 – residents of properties on Wheeler Avenue. • Effect on RE02 – residents of properties north and west of the Site. 		
Ground Conditions and Contamination	<u>Construction</u> <ul style="list-style-type: none"> • Topic scoped out. <u>Operational</u> <ul style="list-style-type: none"> • Topic scoped out. 	<u>Embedded</u> <ul style="list-style-type: none"> • The CEMP would outline management procedures for pollution prevention, hazardous materials storage, requirements for risk assessments and method statements, use of materials on-Site and the disposal of materials from the Site. The CEMP would outline health and safety 	<u>Embedded</u> <ul style="list-style-type: none"> • None. <u>Additional</u> <ul style="list-style-type: none"> • None.

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
		<p>requirements for workers who may encounter contaminants.</p> <p><u>Additional</u></p> <ul style="list-style-type: none">• Remediation strategy (if required).	

14.3 Significant Residual Effects

- 14.3.1 The significant residual effects of the Proposed Development following implementation of both embedded and additional mitigation measures have been assessed. Although each technical chapter (**Chapters 6 to 12**) contains detailed consideration of residual effects, **Table 14.2** summarises these. It is assumed for the purposes of this EIA that any effects categorised as moderate or major will be considered a significant effect unless otherwise stated. The significance criteria are set within relevant technical chapters, where a different approach has been followed.
- 14.3.2 It should be noted that where 'none' is stated in **Table 14.2**, this does not necessarily mean that effects will not occur, as **Table 14.2** only presents 'significant' effects. Effects that are 'not significant' are presented within each topic chapter (**Chapters 6 to 12**).

Table 14.2: Summary of Significant Residual Effects

EIA Topic	Stage of Development	Residual Effects	Duration of Effect	Significance of Residual Effect
Socio-Economics	Construction	None.	None.	None.
	Operation	Effect on provision of housing.	Permanent.	Moderate-minor beneficial.
		Effect of additional spending on the local economy.	Permanent.	Moderate-minor beneficial.
Air Quality	Construction	None.	None.	None.
	Operation	None.	None.	None.
Noise and Vibration	Construction	None.	None.	None.
	Operation	None.	None.	None.
Traffic and Transport	Construction	None.	None.	None.
	Operation	None.	None.	None.
Ecology	Construction	None.	None.	None.
	Operation	None.	None.	None.
Built Heritage	Construction	None.	None.	None.
	Operation	None.	None.	None.
Landscape and Visual Impacts	Construction	Effect on the landscape pattern and character of the Site.	Temporary.	Major adverse.
		Effect on PR01 – users of Bridleway 97.	Temporary.	Major adverse.
		Effect on POS1 – visitors to Oxted Burial Ground.	Temporary.	Moderate adverse.
		Effect on RE01 – residents of properties on Wheeler Avenue.	Temporary.	Moderate adverse.
	Operation	Effect on the landscape pattern and character of the Site.	Permanent.	Major adverse.

EIA Topic	Stage of Development	Residual Effects	Duration of Effect	Significance of Residual Effect
		Effect on PR01 – users of Bridleway 97.	Permanent.	Major adverse.
		Effect on POS1 – visitors to Oxted Burial Ground (Year 1).	Permanent.	Moderate adverse.
		Effect on RE01 – residents of properties on Wheeler Avenue.	Permanent.	Moderate adverse.

14.4 Conclusions

- 14.4.1 The Site is approximately 9.69 hectares (ha) and is located to the south of Barrow Green Road, Oxted. The Site is bounded by Barrow Green Road to the north; a railway line servicing Southern Rail and Thameslink to the east; residential dwellings, St Mary's Church and woodland to the west; and residential dwelling on Wheeler Avenue to the south.
- 14.4.2 Outline planning permission is being sought by the Applicant, as noted below:
"Outline application for a residential development of up to 190 dwellings (including affordable homes) (Use Class C3), an extra care facility with up to up 80 beds (Use Class C2), together with the formation of vehicular access, landscaping, parking, open space, green and blue infrastructure, and all other associated development works. All matters reserved except access"
- 14.4.3 The construction works are anticipated to begin in Quarter 3 (i.e. July-September) of 2026, with the main works completing in Quarter 4 (i.e. October-December) of 2029. The Proposed Development will be completed and fully operational in Quarter 3 (i.e. July-September) of 2030.
- 14.4.4 The environmental effects of the Proposed Development during both construction and operation have been assessed and appropriate mitigation has been recommended.
- 14.4.5 The significant residual effects anticipated during construction comprise:
- Landscape and visual:
 - Effect on the landscape pattern and character of the Site (major adverse);
 - Effect on PR01 – users of Bridleway 97 (major adverse);
 - Effect on POS1 – visitors to Oxted Burial Ground (moderate adverse); and
 - Effect on RE01 – residents of properties on Wheeler Avenue (moderate adverse).
- 14.4.6 The significant adverse residual effect anticipated during operation comprise:
- Landscape and visual:
 - Effect on the landscape pattern and character of the Site (major adverse);
 - Effect on PR01 – users of Bridleway 97 (major adverse);
 - Effect on POS1 – visitors to Oxted Burial Ground *Year 1* (moderate adverse) *Year 15 (minor adverse)*; and
 - Effect on RE01 – residents of properties on Wheeler Avenue (moderate adverse).

- 14.4.7 The construction of the Proposed Development will result in the above listed adverse effects, which are temporary, but will become permanent once the Proposed Development is completed and operational. The effect on the Site is not untypical following the permanent introduction of built form to open land. Additionally, visual receptors that would experience significant effects (i.e. moderate to major adverse) would be users of the bridleway which crosses the Site, visitors to the burial ground, users of Wheeler Avenue, and residents of properties on Wheeler Avenue. However, if the maximum parameters of the Proposed Development were not built out to, there were to be a reduction in built form and so the anticipated significant landscape and visual effects could change (i.e. be reduced to less than significant).
- 14.4.8 Additionally, the Year 15 assessment demonstrates that as the landscaping scheme grows and matured the corresponding LVIA effects would reduce. This is seen most notably for visitors to Oxted Burial Ground, where the impact would reduce from moderate adverse (significant) in Year 1, to minor adverse (not significant) by Year 15.
- 14.4.9 If the Proposed Development was to not be built out, the Site would likely remain as an arable field and would, therefore, not contribute to Tandridge District Council's provision of housing and affordable housing targets. Additionally, public play space that could be used by the new and neighbouring residents would not be provided.
- 14.4.10 The masterplan has been developed through a number of iterations, taking into account the Site's constraints and opportunities, to develop a Proposed Development which has resulted in the retention of key landscape and ecological features, increasing the provision of play space and enhancing the amenity benefits.
- 14.4.11 The significant beneficial residual effects anticipated during operation of the Proposed Development comprise:
- Socio-Economics:
 - Effect on provision of housing (moderate-minor beneficial); and
 - Effect of additional spending on the local economy (moderate-minor beneficial).
- 14.4.12 There is not anticipated to be any potential for additional significant residual cumulative effects as a result of the Proposed Development and other committed developments, during construction or operation of the Proposed Development, with the exception of a significant moderate-minor beneficial cumulative effect on construction employment and a significant major-moderate beneficial cumulative effect on the provision of housing.

