Land at Chichele Road, Oxted

Environmental Statement Addendum

Cala Homes (South Home Counties) Ltd

23 August 2024

LICHFIELDS

66538/02/SSL/NP
32748241v1

Contents

Appendices

1.0 Introduction and Purpose

1.1 This Environmental Statement Addendum ('ES Addendum (August 2024)') has been submitted on behalf of Cala Homes (South Home Counties) Ltd ('the Appellant') to provide further information in relation to the Land at Chichele Road Environmental Statement ('the ES (October 2023)'). The ES (October 2023) relates to the residential development (the 'Proposed Development') on land at Chichele Road, in northeast Oxted, Kent ('the Site'). The Site falls entirely within the administrative area of Tandridge District Council (TDC).

1.2 The ES (October 2023) 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.

1.3 Following examination of the ES (October 2023) as part of the appeal process, the Secretary of State has requested that additional information is provided in accordance with Regulation 25 of the 2017 EIA Regulations.

1.4 Following submission of the ES (October 2023) some minor amendments have also been made to the layout of the Proposed Development due to additional comments raised by TDC.

1.5 The purpose of this ES Addendum (August 2024) is to provide the additional information requested by the Secretary of State, and to identify, where relevant, the extent of any additional or amended environmental effects not previously identified. Table 1.2 below describes the information scoped into this ES Addendum (August 2024) and its relationship to the ES (October 2023).

1.6 This ES Addendum (August 2024) should be read in conjunction with the ES (October 2023).

1.7 This ES Addendum (August 2024) has been coordinated by Neil Purvis, Associate Director at Lichfields. Neil has 13 years' experience coordinating EIA for developments across the UK.

The Site

1.8 The Site red line boundary is identified on the plan at Appendix A1 of the ES (October 2023) and remains unchanged. The Site area extends to 6.36 hectares (ha).

Update to the Proposed Development

1.9 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 (October 2023) to better accommodate tree T51.2, by moving plots 51-55 to the west a total of 1.8m further from the tree. This is reflected within the revised Planning Layout (drawing reference CB_36_313_001 Rev D), attached as Appendix 8 of this ES Addendum (August 2024).

1.10 Given the update comprises a minor change to the layout and does not alter the quantum, scale and nature of the Proposed Development, there is no change to the results or findings of the assessments undertaken as part of the ES (October 2023).

Review of Additional Information Request

1.11 Table 1.1 below outlines the additional information requested by the Secretary of State, pursuant to Regulation 25 of the EIA Regulations, which requires a response within this ES Addendum (August 2024).

Table 1.1 Further Information request

Request	Response to request
Confirmation that the baseline data in respect of badgers remains representative of the current state of the environment, and an assessment of likely significant effects on the species. If the baseline data in respect of badgers is no longer considered representative, updated baseline data and assessments should be provided.	Response to this comment is provided in Section 3 (**Ecology and Biodiversity**) below.
Provision of dates for when the bird, reptile and amphibian surveys that are referred to in the Ecology chapter were undertaken, and confirmation these surveys are representative of the current state of the environment. If the baseline data is not considered representative, updated baseline data and assessments should be provided.	Response to this comment is provided in Section 3 (**Ecology and Biodiversity**) below.
A revised non-technical summary (NTS) incorporating all of the elements referred to above.	A revised NTS (as originally contained in Volume 3 of the ES (October 2023)) has been prepared.

Scope and Structure of the ES Addendum

1.12 Consideration has been given to the extent to which the requested additional information will affect the conclusions described in the ES (October 2023). Where new, additional or replacement information is required this has been provided within this ES Addendum (August 2024), as detailed in the Table 1.2 below.

Table 1.2 Scope of ES Addendum (August 2024)

Chapter	Comment
Ecology and Biodiversity (updating Chapter E of the ES (October 2023))	Included within this ES Addendum in order to provide additional information and assessment following the Secretary of State Request.
Residual and Cumulative Assessment (updating Chapter F of the ES (October 2023)	The residual effects will be updated as necessary to reflect the updated technical assessments. No new surrounding schemes have been identified from the Planning Portal that would require inclusion in the cumulative assessment (refer to Section 3 of this ES Addendum (August 2024) below).
Mitigation and Monitoring (updating Chapter G of the ES (October 2023)	Should the updated assessment identify further mitigation or monitoring requirements then these will be set out in the ES Addendum.

1.13 As noted above, a revised NTS (as originally contained in Volume 3 of the ES (October 2023)) to reflect the content of this ES Addendum (August 2024) has been prepared.

Updated Legislative and Policy Context

1.14 To the extent to which it is relevant to the process of EIA, the technical section of the ES Addendum (August 2024) includes a brief summary of updates to policy relevant to establish the context within which the Proposed Development has been brought forward.

1.15 It should be noted that on the National Planning Policy Framework (NPPF) was revised in response to the Levelling-up and Regeneration Bill: reforms to national planning policy consultation on 19 December 2023 and, together with the National Planning Practice Guidance (NPPG), sets out the government's planning policies for England and how these are expected to be applied.

1.16 Further proposed reforms to the NPPF have been made by the Ministry of Housing, Communities and Local Government (MHCLG) on 2 August 2024, which are under consultation until 24 September 2024. This ES Addendum (August 2024) does not address the proposed changes to the NPPF given these are under consultation.

EIA Methodology, Processes and Difficulties

1.17 Amendments to any methodologies and processes, and any difficulties associated with the supplementary environmental information provided in this ES Addendum (August 2024) are stated where relevant within the technical section. These amendments should be read in conjunction with the information provided in the ES (October 2023).

1.18 No additional difficulties in preparing this ES Addendum (August 2024) have arisen.

Availability of Document

1.19 A paper or electronic (memory stick) copy of the full ES (October 2023) and ES Addendum (August 2024) can be obtained from:

- Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
- Tel: +44(0)20 7837 4477

1.20 A request for a paper copy of the full ES (October 2023), which includes this ES Addendum (August 2024), will be subject to reasonable copying and printing charges. An electronic transfer can be provided free of charge.

2.0 Ecology and Biodiversity

2.1 This section considers whether any updates are required to the conclusions of the assessment provided at Chapter E of the ES (October 2023) as a result of the further information requests, including the additional ecology surveys.

Updated Policy Context

2.2 As previously noted, the NPPF was updated in December 2023. Policies of relevance to the Proposed Development (paragraphs 180, 185, 186 and 191) have been summarised below:

Para 180: When determining planning applications, local planning authorities should apply the following principles, notably:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Para 185: To protect and enhance biodiversity and geodiversity, plans should:

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Para 186: if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Para 191: c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Updated Assessment Methodology

Chalkpit Wood Ancient Woodland and SNCI

2.3 A walkover survey of the ancient woodland and Site of Nature Conservation Interest (SNCI) was undertaken on 22nd May 2024 to inform the assessment. This comprised walking various paths through the woodland to assess use and condition.

UK HAB

2.4 An updated grassland and woodland survey was undertaken in 2024 (refer to Appendix 1). This reclassified the woodland on-site as 'lowland deciduous woodland' (which had been mislabeled in the technical appendices (Volume 2) of the ES (October 2023).

2.5 The grassland survey (7th July, 2024) comprised a walkover to identify an overall species composition and 3 detailed quadrat surveys.

2.6 The Woodland survey (29th May, 2024) comprised a survey of the woodland flora undertaken at the same time as the invertebrate survey.

NERC S.41 Mammals

2.7 There are no updates to the methodology detailed in Chapter E of the ES (October 2023).

Badger

2.8 The survey for badger was updated in June 2024 (refer to Appendix 2). A walkover of the Site was carried out on 25th June 2024 and this was followed up by periods of camera trap monitoring to determine the usage of three mammals holes in the south of the Site near to the existing entrance.

2.9 The camera traps were deployed outside potential sett entrances from 25th June 2024, until the 29th July 2024.

Bats

Trees for Bats

2.10 The preliminary ground roost level assessment of trees for potential roosting features on bats was updated on 6th June and 25th June 2024 (refer to Appendix 3). The survey covered all trees identified for removal as well as target survey of the retained trees. Trees along the existing access to the Site were scoped out from potential indirect effects of lighting; as well as the majority of the trees within the woodland, as these are set back and will be buffered and screened with additional planting. Trees with potential features visible from the woodland edge are noted in the results table. Those excluded did not have any obvious signs of decay, disease or damage or bird/animal holes.

2.11 The trees associated with the new access road, whilst being retained, will be subject to indirect impacts of lighting. T68, T67, T65, T66 and T70 were inaccessible to survey.

2.12 Potential features were categorised following the updated bat survey guidelines. Trees with features suitable for roosting bats were assessed as having Potential Roost Features (PRF) 'PRF-I' or 'PRF-M'[1] suitability for bats. Trees with 'PRF-I' potential for roosting bats were not subject to additional survey, in line with BCT survey guidelines. Justification is provided, in the form of a detailed description and photographic evidence, to demonstrate how the classification of 'PRF-I potential' had been made (Appendix 3). Recommendations will be made as necessary if any trees with low potential are to be impacted.

2.13 If trees assessed as containing PRF-M are considered likely to be impacted by the Proposed Development (e.g., directly through removal or indirectly from light spill) these would be subject to further PRF inspections or Aerial Inspection Surveys.

[1] A tree that is small, lacking in suitable surrounding habitats and only viable for individual bats or a small number of bats will be classed as a PRF-I and a tree that is viable for multiple bats and has the potential to be used as a maternity roost will be classed as a PRF-M.

Activity Surveys

2.14 Additional bat activity surveys were undertaken on-site on 22nd April, 4th July and 20th August 2024 (refer to Appendix 3).

Static Surveys

2.15 Further deployment periods over five consecutive days were carried out in April, May, June, July and August 2024 (refer to Appendix 3).

Birds

2.16 Additional bird surveys were undertaken in 2024 to inform the baseline for breeding birds (refer to Appendix 4). Targeted bird surveys included three breeding bird surveys and an automated static survey within the key breeding bird period, from April to June.

Reptiles

2.17 A presence/absence survey for reptiles was undertaken in 2024 (refer to Appendix 5). Refugia were deployed on 22nd May along the grassland margins of the woodland and hedgerow boundaries in accordance with best practice. The refugia were left to 'bed in', following which they were checked for the presence of reptiles on seven separate occasions from 6th June to 16th July 2024.

Amphibians

2.18 During previous surveys, a small ephemeral pond in the ancient woodland within the north of the Site had been repeatedly dry during the survey window for great crested newts (GCN) and therefore no surveys for GCN were undertaken. Following wet weather in early 2024, the walkover survey confirmed the pond to contain water in spring and therefore an updated Habitat Suitability Index (HSI) assessment and an eDNA survey was undertaken on 22nd May 2024 (refer to Appendix 6).

2.19 The survey comprised the collection of 40ml samples from 20 locations around the edge of the pond. Samples were mixed together in a bag and six 15ml samples were extracted and stored within preserving fluid. These samples were then sent to ADAS, who analyse the samples for GCN DNA. This technique has been tested by DEFRA and found to have a reliability of 99.3%. Sampling methodology followed best practice guidance within Analytical and Methodological Development for Improved Surveillance of the Great Crested Newt (Freshwater Habitats Trust, 2014).

Invertebrates

2.20 A survey of terrestrial invertebrates was carried out across the grassland and woodland habitat on the Site using rapid assessment methodology for the habitat elements. Specific groups of species were targeted important as indicators of the quality of a site and the habitats present (refer to Appendix 7).

Updated Baseline Conditions

Non-statutory Designated Sites

Chalkpit Wood Ancient Woodland and SNCI

2.21 Existing unarranged access and anti-social behaviour (fly tipping) is having a negative impact on the woodland. The damage in the SNCI woodland was limited to paths and fringe areas (access/fly tipping). The land registry indicates that the woodland is in private ownership.

2.22 The Ancient Woodland is of '**National'** importance for nature conservation and of **'High'** receptor sensitivity.

Badger

2.23 No evidence of badger was identified during the surveys undertaken in 2022. However, during the updated surveys in 2024 (refer to Appendix 2), three mammal holes were identified in the south west of the Site. Camera trap surveys were undertaken over a month from late June to late July 2024. The surveys identified the holes were currently being used by fox, and although a badger was observed passing the camera, there is currently no evidence of use of the holes by badger.

2.24 Whilst badgers are present commuting through the Site, as they are not a species of principal importance, they are not assigned any particular scale of importance for nature conservation. Badger is only considered further with regard to legislation and mitigation measures for precautionary working during construction.

Bats

Trees for Bats

2.25 A total of eight trees are identified for removal. Of these eight trees only one tree, T52, had presence of potential roosting features for bats. The features identified comprised lifted bark on limbs in two locations; both categorised as PRF-I which are suitable only for individual or low numbers of bats.

2.26 The other six trees (T30, T33, G35, T52, G54, T62, T63) were categorised as negligible; and one undetermined due to lack of accessibility (T64) through dense scrub habitat.

2.27 Of the trees being retained the majority have negligible suitability for roosting bats. The trees with suitability are namely the mature common oak and ash associated with the woodland habitat in the north of the Site. These trees (T1, T7, T23, G24, T25, T26, T29, T31, and T50) have varying roost suitability ranging from low to high.

Activity and Static Surveys

2.28 The survey results reflect the previous assessment, undertaken in 2022, and confirm that bat activity is dominated by common pipistrelle bats, notably along the boundary between the grassland and woodland in the north of the Site. The results indicate that this area is used for foraging and commuting. The woodland edge habitat is assessed to be of **'Local'**

importance for commuting and foraging common pipistrelle bats, which are considered to be of **'Low'** receptor sensitivity. The Site is not of notable importance for other bat species.

Birds

2.29 The results of these surveys are provided at Appendix 4. The surveys recorded no birds nesting within the grassland areas (e.g. skylark) and all activity was associated with the woodland and hedgerows. The assemblage of species recorded was relatively common, however, four species recorded are Species of Principal Importance under the NERC Act 2006, namely linnet (*Linaria cannabina),* song thrush (*Turdus philomelos),* dunnock (*Prunella modularis),* bullfinch (*Pyrrhula pyrrhula).* Overall the assemblage of birds associated with the Site is assessed to be of **'Local'** importance and **'Low'** receptor sensitivity.

Reptiles

2.30 Reptiles are likely absent on the Site (refer to Appendix 5). Therefore, there are no updates to the baseline assessment detailed in Chapter E of the ES (October 2023).

Amphibians

2.31 The assessment of the woodland pond confirmed that GCN are likely absent (through eDNA results) (refer to Appendix 6).

Invertebrates

2.32 The Site in general is very species poor for invertebrates with the exception being the presence of a thriving colony of grass feeding small heath butterfly, a Schedule 41 species, with at least 40 seen across the field on the Site, notably in the sheltered southern section of the Site. The presence of small heath butterfly is of **'Local'** importance for nature conservation and **'Low'** receptor sensitivity.

Updated Potential Effects

Embedded Mitigation

Construction

2.33 There are no updates to the embedded construction mitigation measures detailed in Chapter E of the ES (October 2023).

Operation

Bats

2.34 Of the eight trees to be removed from the Site, only one tree, T52, had any potential roosting features for bats. The features were both PRF-I in the form of lifted bark, only suitable for individual or low numbers of bats. The tree is assessed to be of low potential for roosting bats and loss of these potential features suitable for bats to utilise for roosting, will be mitigated with the installation of two bat boxes on suitable retained trees.

2.35 Remaining trees with PRFs are all set back from the Site and will be buffered and screened from potential indirect effects of lighting from housing and street luminaires.

Invertebrates

2.36 It is considered that the buffer habitats to be created in the north of the Site to the ancient woodland are capable of providing grassland habitat that will continue to provide suitable habitat for this species (for example through increasing the diversity of caterpillar foodplants grass species such as fescues, meadow grass and bents). Details of this would be set out within the Landscape and Ecological Management Plan (LEMP).

Construction

2.37 There are no updates to the construction effects detailed in Chapter E of the ES (October 2023) in relation to habitats and protected species.

Operation

Non-statutory Designated Sites

Chalkpit Wood Ancient Woodland and SNCI

2.38 Whilst the Site is in close proximity to Chalkpit Wood, it cannot be assumed that new residents will pursue unarranged access or take part in anti-social behaviour which would result in any further adverse impacts than the existing situation. On this basis, considering there is no arranged public access to the woodland and it is in private ownership, it is assessed that potential degradation effects due to increased residential pressure are likely to be negligible during operation. The effects are therefore considered to be not significant.

Bats

2.39 Based on these results, and taking in account embedded mitigation measures, the effects detailed in Chapter E of the ES (October 2023) in relation to bats remain the same.

Breeding birds

2.40 Based on these results, the effects detailed in Chapter E of the ES (October 2023) remain the same.

Invertebrates

2.41 Based on the updated survey, the effects on invertebrates are considered to be not significant.

Additional Mitigation Measures

Badger

2.42 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.

2.43 There are no other updates to the additional mitigation measures as detailed in Chapter E of the ES (October 2023).

Updated Residual Effects

2.44 There are no updates to the residual effects detailed in Chapter E of the ES (October 2023). There would be no significant residual effects on habitats or species.

Summary and Conclusions

2.45 Updated surveys for habitats (grassland and woodland), bats, badgers, reptiles, birds, amphibian and invertebrates have been undertaken in 2024.

2.46 The surveys have provided supplementary evidence to the ecological baseline set out in Chapter E of the ES (October 2023).

2.47 The additional baseline evidence has not resulted in any significant effects from those set out in Chapter E of the ES (October 2023).

2.48 Additional mitigation has been identified, specifically the requirement for an updated badger survey undertaken prior to commencement of Proposed Development.

3.0 Additional Cumulative Assessment

3.1 The ES (October 2023) included a review of the potential for any cumulative effects when the Proposed Development was considered alongside other reasonably foreseeable proposals in the surrounding area. The schemes considered were set out in Chapter F of the ES (October 2023)

3.2 An updated review has been carried out of the planning records of TDC in August 2024 and no additional cumulative schemes were identified which required consideration as part of this ES Addendum (August 2024).

4.0 Mitigation and Monitoring

4.1 An additional mitigation measure has been set out in relation to Ecology and Biodiversity (Section 2 of this ES Addendum (August 2024)). 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.

4.2 There are no other updates to the additional mitigation measures as detailed in Chapter E of the ES (October 2023).

5.0 Summary and Conclusions

5.1 This ES Addendum (August 2024) has been prepared on behalf of Cala Homes (South Home Counties) Ltd, and reviews whether the findings of the ES (October 2023) remain relevant in the context of the additional information requested by the Secretary of State, pursuant to Regulation 25 of the 2017 EIA Regulations.

5.2 The conclusions reached within this ES Addendum (August 2024) are consistent with those identified within the ES (October 2023). There are no changes to the conclusions and significance of the residual effects as detailed in the ES (October 2023).

6.0 Abbreviations and Definitions

Abbreviations

- EIA - Environmental Impact Assessment
- ES - Environmental Statement
- GCN – Great Crested Newts
- HIS - Habitat Suitability Index
- MHCLG - Ministry of Housing, Communities and Local Government
- NPPF - National Planning Policy Framework
- NPPG - National Planning Practice Guidance
- PRF - Potential Roost Features
- SNCI - Site of Nature Conservation Interest
- TDC – Tandridge District Council

Definitions

- **Cumulative effects** – effects that arise from the combined effect of the Proposed Development with other committed development schemes that, individually, may be insignificant, but when combined with other impacts, may be significant.
- **Embedded Mitigation** - modifications to the location or design of the development made during the pre-application phase that are an inherent part of the project, and do not require additional action to be taken.
- **Environmental Impact Assessment** – a process of assessment of significant environmental effects leading to the preparation of an Environmental Statement as well as any consultation, publication or notification required by legislation and ensuring that any decision taken has regard to the outcomes of the process.
- **ES Addendum** – additional report to the ES which provides information on the amendments to the Proposed Development, and identifies, where relevant, the extent of any additional or amended environmental effects not previously identified.
- **Proposed Development** – the proposals which are assessed through the Environmental Impact Assessment and for which planning permission is sought.
- **Significant/Significance** – a measure of the importance or gravity of an environmental effect defined by the significance criteria specific to the environmental topic or aspect assessed.
- **The Site** – land within the boundary identified on Appendix A1 of the ES (October 2023).

APPENDIX 1 - LAND AT CHICHELE ROAD, OXTED: GRASSLAND AND WOODLAND SURVEY UPDATE

1 HABITAT SURVEY

1.1 Introduction

1.1.1 The ES chapter provides details of the habitat surveys undertaken in 2022, an updated survey of the grassland and woodland was undertaken in 2024 as set out in the following update.

1.2 Grassland survey

Method

1.2.1 An updated 'walkover' was undertaken on the 7th July 2024 to provide a generic list of all species observed.

1.2.2 In addition to this, three quadrat samples were also undertaken (figure 1), these were surveyed using professional judgement using 1x1m2 quadrats sample.

1.2.3 Information collected within each quadrat included aspect, slope, average ground cover, sward variation, species, and their percentage cover. The DAFOR scale was used as for recording the relative abundance of plant species. The name DAFOR is an acronym for the abundance levels recorded: Dominant (D), Abundant (A), Frequent (F), Occasional (O) and Rare (R).

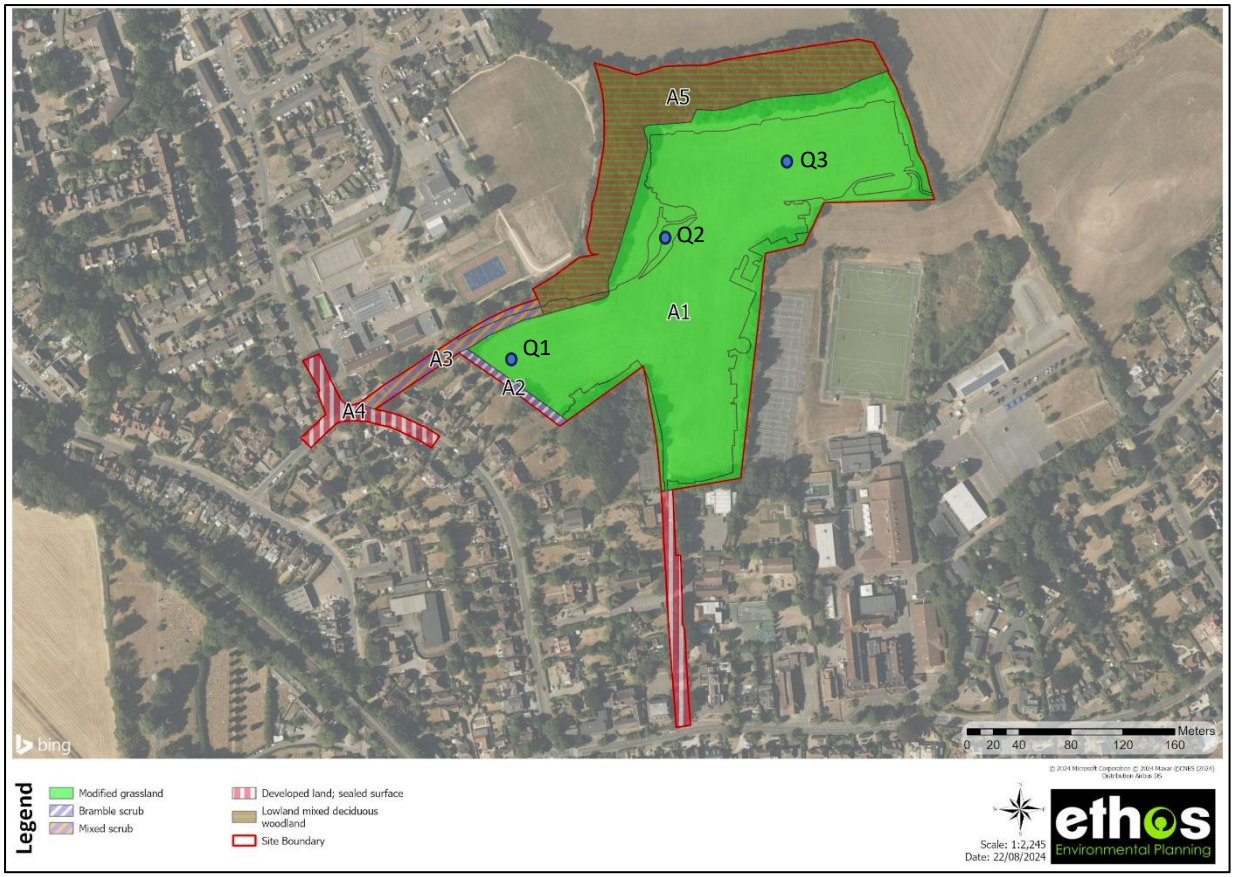


Figure 1 Grassland Quadrat Locations

Results

UKHab maps

1.2.4 Updated UKHab maps are provided at figures 2 and 3, which provide clarification over the extent and classification of the woodland as 'lowland deciduous woodland' (which had been mis-labelled as 'Other Broadleaved Woodland' in the 2022 technical appendices).

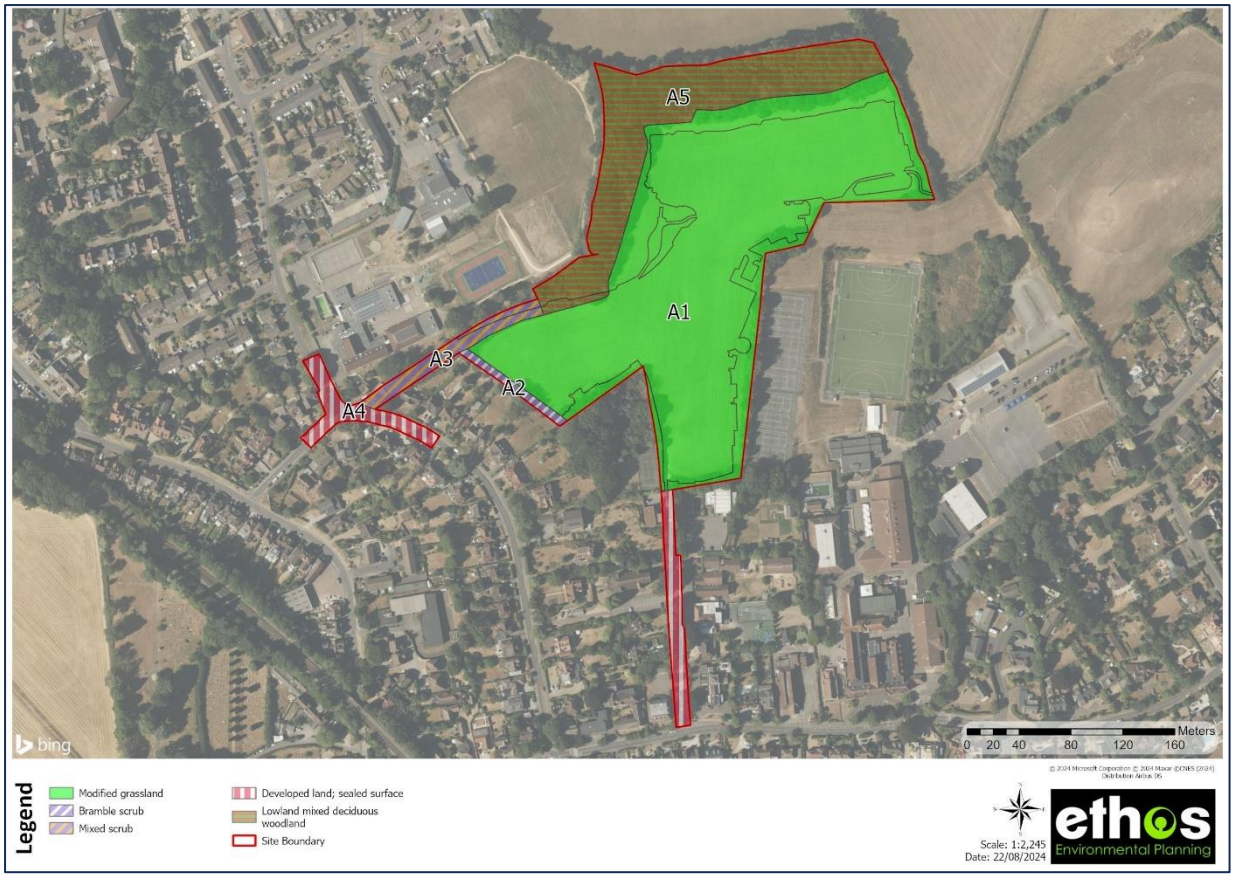


Figure 2 UKHab map (2024)

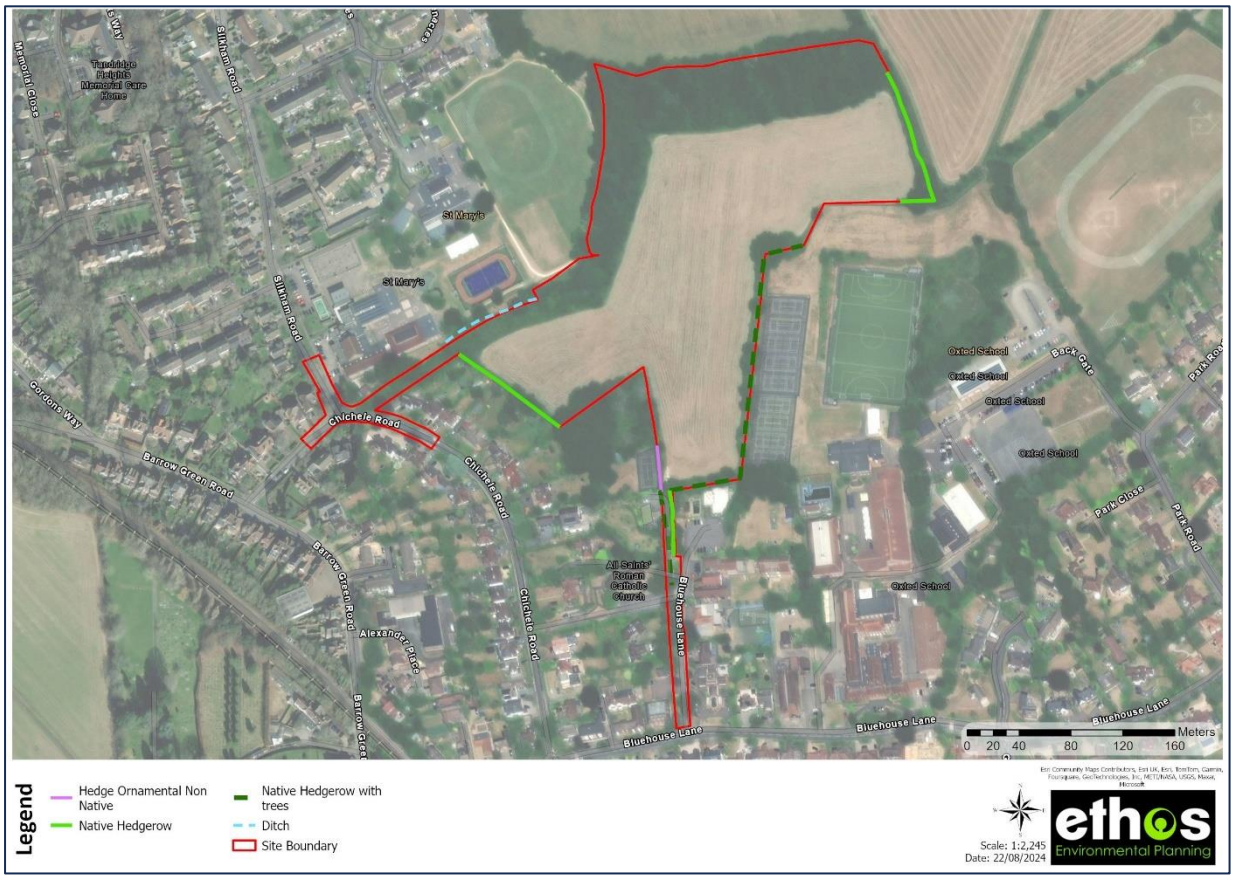


Figure 3 Hedgerow Map (2024)

Species recorded

1.2.5 The following table lists the species recorded in the grassland in the walkover and quadrat surveys undertaken on 7th July 2024. Photos from the field survey are provided below (photos 1 and 2).

Quadrat/Survey	**Species and Abundance**
Site Walkover	Dominated by Yorkshire fog (*Holcus lanatus*), cocks foot (*Dactylis glomerata*), perennial ryegrass (*Lolium perenne*), creeping bent (*Agrostis stolonifera*). Occasional curly leaved dock (*Rumex crispus*), hawkbit (*Leontodon sp.*), ribwort plantain (*Plantago lanceolata*), oxeye daisy (*Leucanthemum vulgare*), meadow foxtail (*Alopecurus pratensis*), common hogweed, ragwort (*Heracleum sphondylium*), white clover (*Trifolium repens*), selfheal (*Prunella vulgaris*), meadow buttercup (*Ranunculus acris*), creeping buttercup (*Ranunculus repens*), vetch (*Vicia spp.),* false oat grass (*Arrhenatherum elatius*), red clover (*Trifolium pratense*), common fleabane (*Pulicaria dysenterica*), field bindweed (*Convolvulus arvensis)* Ragwort (*Jacobaea vulgaris)*. The occasional species are mostly focused within the margins.
Q1	Yorkshire fog - D Perennial rye-grass - D Creeping bent - A Creeping buttercup - A
Q2	Yorkshire fog - D Perennial rye-grass - D Curly leaved dock - R Creeping buttercup - R Vetch spp. - O White clover - O Creeping bent - A Ragwort - R
Q3	Yorkshire fog - D Perennial rye-grass - A Creeping bent - A Field bindweed - O

Photo 1 Grassland

Photo 2 Grassland

1.3 Woodland Survey

1.3.1 A Woodland survey was undertaken in 2022 and set out within the ES chapter, an updated survey was undertaken on the 29th May 2024.

1.3.2 The woodland has old woodland indicators including abundant bluebells (*Hyacinthoides non-scripta*), enchanter's nightshade (*Circaea lutetiana*), three-nerved sandwort (*Moehringia trinervia*), wood melick (*Melica uniflora*) and dog's mercury (*Mercurialis perennis*). However, the more open areas are dominated by bramble (*Rubus fructicosus*) patches and the thinner woodland along the north edge has abundant cow parsley (*Anthriscus sylvestris*), with cleavers locally aggressive (*Gallium aparine*). The understorey is well developed with ash (*Fraxinus excelsior*), holly (*Ilex aquifolium*), hawthorn (*Crataegus monogyna*), crab apple (*Malus sylvestris*) and some hazel (*Corylus avellana*). Small wood is abundant, but the larger trees mainly ash and oaks (<150 years old). There is one larger oak (*Quercus sp.*) with extensive epicormic growth. Photos 3 – 6 show typical areas of the woodland.

Photo 3 Woodland Photo

Photo 4 Woodland Photo

Photo 5 Woodland Photo

Photo 6 Woodland Photo

APPENDIX 2 - LAND AT CHICHELE ROAD, OXTED: BADGER SURVEY

1 INTRODUCTION

1.1 An updated badger survey has been undertaken to assess how the site is used by badgers with the main objective to locate any badger setts on or adjacent to the site. Badgers and their setts are protected under the Protection of Badgers Act 1992 as amended by the Hunting Act 2004.

2 METHODOLOGY

2.1 A walkover of the site was undertaken on 25th June 2024. The survey involved two ecologists searching the site for signs of badger and included a search of the development site and surrounding habitats (where feasible) for any evidence including setts, foraging signs (snuffle holes), runs and latrines. Any field signs of badger seen during other surveys undertaken onsite were also noted.

2.2 It is important to classify each sett and determine its use by the social group. This involves counting the number of entrances per sett and assessing sett use based on the following criteria:

- Well-used: being clear of any debris or vegetation, obviously in regular use and may or may not have been excavated recently;
- Partially-used: not in regular use and have debris such as leaves and twigs in the entrance or have moss and/or other plants growing in or around the entrance. Partially-used holes could be in regular use after a minimal amount of clearance; and
- Disused: not been in use for some time, are partially or completely blocked and could not be used without considerable amount of clearance. If the hole has been disused for some time, all that may be visible is a depression in the ground where the hole used to be, and the remains of the spoil heap, which may be covered in moss or plants.

2.3 Where setts were found, activity levels were scored using the following criteria:

- number of well-used holes (with one or more of the features: well-worn entrance; freshly excavated soil; bedding material);
- number of partially used holes (leaves or twigs in entrance and/or mosses and other plants growing in or around entrance);
- number of disused holes (partially or completely blocked, with considerable amount of excavation required for reoccupation).

2.2 Camera Trap Surveys

2.1 To aid in the classification of the potential sett, camera trap surveys was undertaken with trail cameras deployed outside the potential sett entrances on the 25th June and

collected on the 29th July 2024. Data was analysed for any evidence of badger to aid assessment and classification of the sett. The date, times and type of behaviour were noted.

2.2 As a guide to classifying each sett the following criteria is followed:

- main setts usually have several well used holes with radiating tracks, latrines and other signs of activity. The actual number of holes can vary greatly, depending on social group size and soil conditions. Several holes with large spoil heaps and obvious paths emanating from and between sett entrances.
- Annex – a secondary sett, close to the main sett. Will normally be connected to the sett with very obvious tracks. Annexes may not be occupied constantly, even when the main sett is very active. Normally less than 150m from main sett, comprising several holes.
- Subsidiary – occurring at a greater distance from the main sett, and not as clearly linked to it as an annex. These setts will clearly fall within the territory of a social group and may be seasonally used by badgers; and
- Outlier – less frequently used, these setts may be colonised by other species when not in use by badgers. Outliers may represent a temporary sett, or a habitation for migrating individuals, or those excluded from a social group.

31 RESULTS

3.1 The badger walkover survey found potential signs of badger on site in the form of three mammal holes in the south of the site near to an existing entrance (see figure 1).

Figure 1 Mammal holes along southernmost southwest boundary

3.2 A mammal track led from the holes along the fence line and to the offsite woodland. The northern hole was quite vertical in its underground trajectory; the middle hole led directly under the wooden fence line offsite and the third hole was partially filled with leaf litter. No field signs of badger were found near to this hole. Camera trap surveys were carried out to monitor use of these holes.

Photo 1 Mammal trail leading to hole 1

Photo 2 Hole 1 in proximity to the fence

Photo 3 Hole 2, under fence

Photo 4 Hole 3 in proximity to the fence

3.3 The camera trap surveys recorded a single badger (a cub) passing the area, however there was no evidence of the badger entering or exiting any of the holes. Other videos recorded fox entering/exiting on of the holes with suitable time elapsing in-between to confirm the hole is used by fox for resting.

3.4 One sighting of badger was recorded during a bat transect survey onsite. A badger cub was seen on 1st June towards the south of the site by the fence line. The badger commuted away through the entrance gate at the south of the site.

Photo 5 Fox entering hole 1

Photo 6 badger commuting and investigating camera

4 SUMMARY

4.1 There is evidence that badger use the site for commuting. This has been confirmed through live sightings and recordings of badger.

4.2 One mammal hole on site is confirmed to be used by fox. Mammal holes 1 to 3 are currently assessed to be unactive for badger.

4.3 An updated badger survey will need to be carried out a minimum of 60 days prior to any works being carried out to re-assess the current status of the mammal holes. Should any mammal holes be confirmed to be in use by badger, a badger mitigation

strategy will be prepared and agreed in writing with the local planning authority. The requirement for this can be secured by planning condition.

APPENDIX 3 - LAND AT CHICHELE ROAD, OXTED: BAT SURVEY UPDATE

1 INTRODUCTION

1.1 Bat surveys undertaken in 2022 included ground level assessment of trees, three activity surveys and static surveys which combined covered the months of May, June, July and September. Additional bat surveys have been undertaken in 2024 to supplement the existing baseline on how the site is being used by bats. The methodologies for the updated bat surveys have been informed by the Bat Conservation Trust *Bat Surveys Good Practice Guidelines* (Collins, 2023).

2 METHODOLOGY

2.1 Ground Level Tree Assessment

2.1.1 The methodology draws upon guidance within Collins (2023) and the Bat Tree Habitat Key (2018). The surveys were undertaken using binoculars and a high-powered torch to view features from the ground and from a distance where access was restricted. Details on the potential roosting features were recorded as well as information to identify the specific trees. This included tree height, diameter at breast height, species, mortality of tree, and the tree location.

2.1.2 Potential roosting features on trees were identified as any feature within a tree that could provide shelter for a roosting bat. These features result from the following three mechanisms:

- Disease and decay;
- Damage; and,
- Associations.

2.1.3 Tree with no potential roost features were assessed as having 'negligible' potential for roosting bats. Trees with potential features have been categorised to suitability following the guidelines (Collins, 2023) set out in table 6.2 (extract below):

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.1.4 Trees with features suitable for roosting bats were assessed as having 'PRF-I' or 'PRF-M' suitability for bats. Trees with 'PRF-I' potential for roosting bats were not subject to additional survey, in line with BCT survey guidelines. Should any trees be identified to be of moderate potential or support any PRF-Ms further surveys should be undertaken. Justification is provided, in the form of a detailed description and photographic evidence, to demonstrate how the classification of 'PRF-I potential' and/or 'PRF-M potential' had been made. Recommendations will be made as necessary if any trees with low potential are to be impacted.

2.2 Activity surveys

2.2.1 Three activity surveys were undertaken at the site on 22nd April, 4th July and 20th August 2024. The survey involved a pair of surveyors walking a transect around the site, as shown in Figure 1. The surveys began at sunset and finished approximately two hours after sunset. The bat detectors used during the surveys included an Echo Meter Touch. All calls recorded were analysed using Bat Explorer and Kaleidoscope software and were compared to a library of known bat calls to confirm species presence.

Figure 1 Transect route

2.3 Static detector surveys

2.3.1 Three static bat detectors were deployed across the site at the same three locations for five consecutive nights in the months of April, May June, July and August 2024 (figure 2).

2.3.2 Wildlife Acoustics Song Meter 4 (SM4) passive bat detectors were used for all surveys. The detectors provide information to inform an assessment of the assemblage of bat species across the site and to highlight areas of activity. All calls recorded were analysed using Kaleidoscope Software and the BTO pipeline.

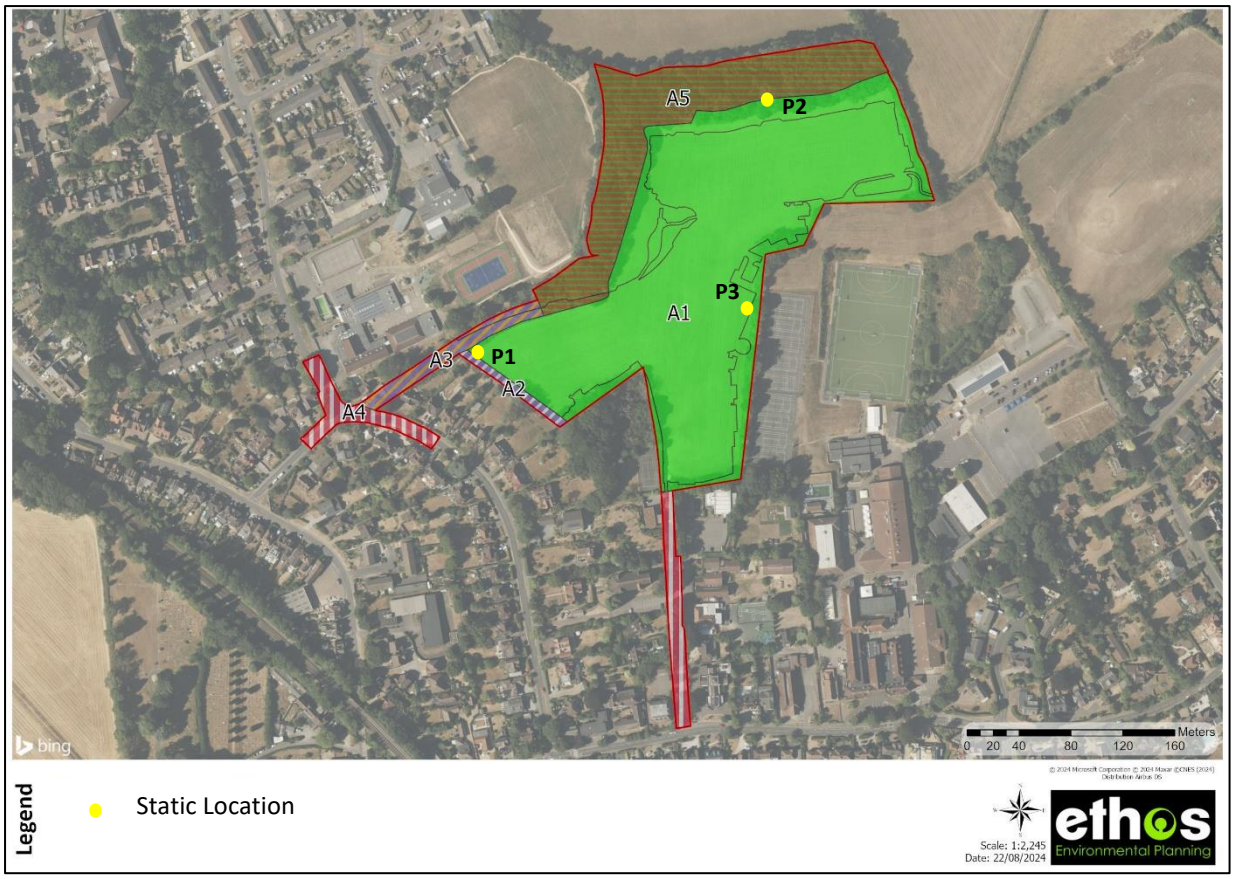


Figure 2 Static detector locations

3 RESULTS

3.1 Ground Level Assessment

3.1.1 The full table of results are presented in appendix 1 of this report.

3.1.2 A total of eight trees are identified on the tree plan for removal. Of these eight trees only one tree, T52, had any potential roosting features for bats. The features were both PRF-Is, only suitable for individual or low numbers of bats. The tree is assessed to be of low potential for roosting bats and no further survey is needed.

3.1.3 Loss of these potential features suitable for bats to utilise for roosting, will be mitigated with the installation of two bat boxes on suitable retained trees.

3.1.4 Six trees were assessed as negligible; and one undetermined due to a lack of accessibility (T64) through dense scrub habitat.

3.2 Activity Surveys

3.2.1 A summary of the bat activity surveys is included below, and the environmental variables recorded during the surveys are shown in the table 1 and codes used in the description of bat species are as follows:

- CP Common pipistrelle (Pipistrellus pipitrellus)
- SP Soprano pipistrelle (Pipistrellus pygmaeus)
- NOC Noctule bat (Nyctalus noctula)
- SER Serotine bat (Eptesicus serotinus)
- DAU Daubenton's bat (Myotis daubentonii)
- BLE Brown long-eared bat (Plecotus auritus)
- PIP Unidentified pipistrelle bat
- LHS Lesser horseshoe bat (Rhinolophus hipposideros)
- GHS Greater horseshoe bat (Rhinolophus ferrumequinum)
- MYO Unidentified myotis bat
- HNS Heard, but not seen bat

Table 1 Environmental variables for bat activity surveys

Date	**22nd April**		**4th July**		**20th August**	
Sunset/Sunrise	**20:09**		**21:20**		**20:13**	
Start / End time	20:10	22.10	21:20	23:20	20:15	22:10
Temperature (°C)	12.2	11.1	17.9	17.2	18.9	17.2
Humidity (%)	72.1	74.2	68.2	73.1	68.1	63.2

Date	22nd April		4th July		20th August	
Cloud cover (oktas)	8	8	1	1	0	0
Avg. Wind speed (m/s)	1.3	1.2	1.5	1.1	0.9	0.9
Rain	Earlier in day		None		None	

Activity survey 1 – 22nd April, 2024

- 20:32 CP pass on woodland edge;
- 20:40 CP briefly foraging in N/W of site;
- 21:12 CP pass on W boundary;
- 21:46 CP brief record on woodland edge.
- Extremely quiet survey, weather was average but not optimal.

Activity survey 2 – 4th July, 2024

- 21:35 CP foraging in corner of woodland;
- 21:42 faint call HNS, likely foraging in woodland;
- 21:43 foraging around woodland edge;
- 21:51 CP x 2 foraging and social calling in corner by woodland
- 22:05 brief CP call HNS;
- 22:18 brief CP foraging along woodland edge near NW boundary;
- 22:19 CP HNS brief faint call woodland edge;
- 22:22 HNS CP but continuous foraging, likely in/around woodland;
- 22:40 CP x 2 foraging and social calling along woodland edge along NW boundary;
- 22:45 CP foraging in NW corner around woodland;
- 23:11 brief call HNS

Activity survey 3 – 20th August

- 20.59 brief CP HNS north eastern corner by woodland;
- 21.03 CP continuous foraging, along eastern hedgerow;
- 21.12 CP HNS likely foraging, faint call and not in close proximity to woodland;
- 21.17 CP social calling came from north, foraging along hedgerow N/W;
- 21.26 CP foraging briefly east boundary;
- 21.34 CP HNS east boundary;
- 21.39 CP commuting along east boundary;
- 21.45 CP HNS very brief, woodland edge;
- 21.55 CP HNS very brief, woodland edge;
- 22.17 CP HNS very brief, woodland edge.

3.3 Static Surveys

3.3.1 Tables 2 and 3 below provide a summary of the static bat detector results, with table 2 showing the total calls and assemblage of species per month, whilst table 3 shows the total records by species and location.

Species	April	May	Jun	Jul	Aug
Common Pipistrelle	921	1968	6071	6012	2354
Soprano Pipistrelle	45	94	570	51	113
Nathusius' Pipistrelle			3		
Brown Long-eared Bat	6	19	8	27	29
Leisler's Bat	34	61	140	49	9
Noctule	5	19	6	22	42
Serotine	27	181	17	36	19
Daubenton's Bat		8	13	27	51
Natterer's Bat		3	33		3
Whiskered Bat		3	5	25	24
Other Myotis Spp	1	2	1		
Grand Total	**1039**	**2358**	**6867**	**6249**	**2644**

Table 2 Summary of static surveys results (total by month)

Species	Location 1: East Boundary	Location 2: West Boundary	Location 3: Northern Woodland Boundary
Common Pipistrelle	2971	1813	12542
Soprano Pipistrelle	93	68	712
Nathusius' Pipistrelle			3
Brown Long-eared Bat	46	21	22
Leisler's Bat	46	6	241
Noctule	43	28	23
Serotine	201	18	61
Daubenton's Bat	28	17	54
Natterer's Bat	5	1	33
Whiskered Bat	2	2	53
Other Myotis Spp	4		
Grand Total	**3439**	**1974**	**13744**

Table 3 Summary of static surveys results (total by location)

3.3.2 The survey results reflect the previous assessment (2022), which identified that bat activity is dominated by common pipistrelle bats, notably along the boundary between the grassland and woodland in the north of the site. The results indicate that this area is used for foraging and commuting; the woodland edge is assessed to be of **'Local' importance** for commuting and foraging common pipistrelle bats.

4 ASSESSMENT AND MITIGATION

4.1 The scheme is providing a 15m buffer to the ancient woodland, this will include retention and enhancement of the existing grassland habitat and new buffer planting and fencing between the development and the 15 metre buffer edge (as shown on the Ancient Woodland Mitigation Plan drawing). The submitted lighting plan also demonstrates that this buffer will be a dark area (below 0.5 lux) and will continue to provide suitable habitat and conditions for commuting and foraging bats.

4.2 The boundary hedgerows which are also used for occasional commuting are also being retained outside of garden curtilage and will remain as dark corridors which will maintain their availability for use by bats.

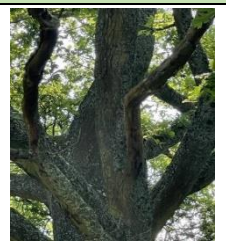
4.3 It is assessed that the sensitive design together with mitigation provided through the buffers and lighting design will retain suitable commuting and foraging habitat for the local bat assemblage.

4.4 It is therefore conclude that the scheme will not have a significant effect on bats.

APPENDIX 1 GROUND LEVEL ASSESSMENT DATA

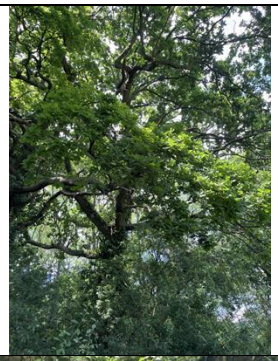
Table 4 Ground level assessment of trees to be removed

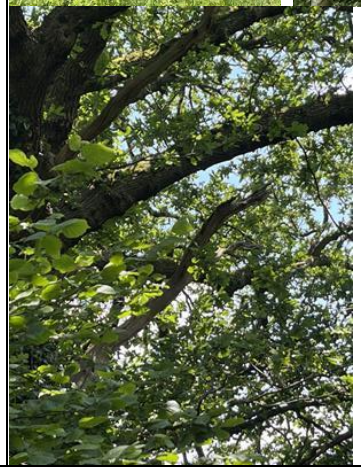
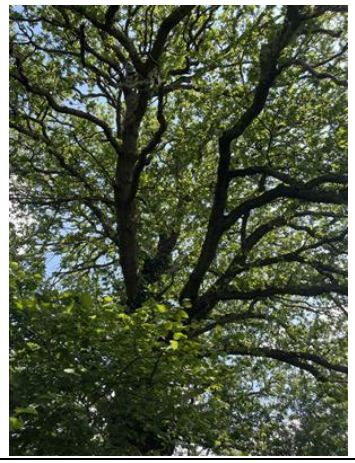
Trees to be removed			
Tree number	**Species / Description**	**Suitability for roosting bats**	**Photograph(s)**
T30	Common oak	Negligible	  
T33	Goat willow with decaying limbs. No PRFs.	Negligible	 
G35	Silver birch, beech. No PRFs.	Negligible	  

Trees to be removed			
Tree number	**Species / Description**	**Suitability for roosting bats**	**Photograph(s)**
T52	Two PRF-Is, small areas of lifted bark on limbs in the canopy. No further survey. Mitigation – two bark bat boxes on suitable retained trees	Low	   
G54	Mixed scrub, hawthorn, bramble	Negligible	  
T62	Norway Maple No gaps around wound, or under bark.	Negligible	 

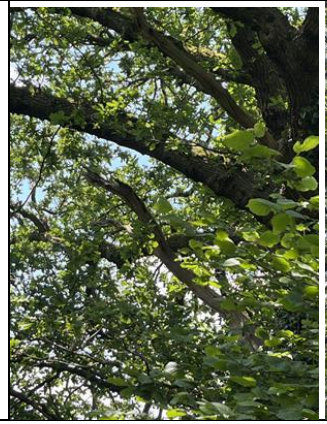
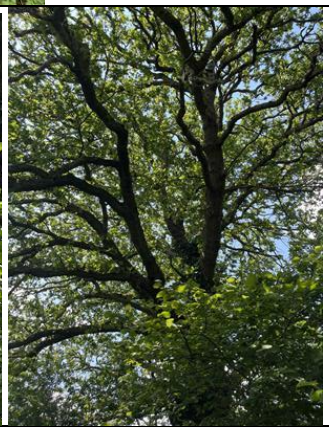
Trees to be removed			
Tree number	**Species / Description**	**Suitability for roosting bats**	**Photograph(s)**
T63	Goat willow. No PRFs.	Negligible	 
T64	Hawthorn	Unknown	Not accessible for survey.

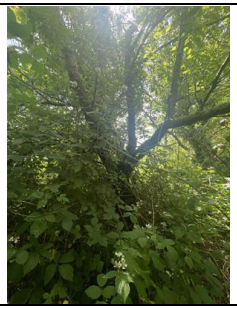
Trees to be retained			
Tree number	**Species / Description**	**Suitability for roosting bats**	**Photograph(s)**
T1	Ash Knot hole, south facing. PRF I (potential PRF-M).	Low to moderate	 
T2 -T6	Scoped out – set back, either negligible or no visible PRFs observed from walking the woodland edge.		
T7	Common oak Decaying limbs with traverse cracks and another with potential cavity. Potential PRF-Ms	Moderate to high	     
T8-21	Scoped out – set back, either negligible or no visible PRFs observed from walking the woodland edge.		

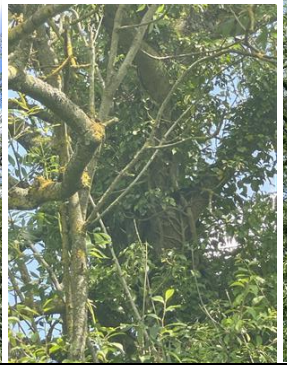
T22	No features visible, ivy cover however very thin. Limited access around entire tree	Negligible	
T23	PRF-I (possible PRF-M) on dead limb. Crown decay but no PRFs	Moderate	    

G24	1 PRF-M from dead branch with gaps and potential access points to cavity. Limited access to tree.	Moderate to high	   

T25	Very limited visibility so precautionary medium eligibility. Some lifted bark on branch near top of crown.	Moderate	 
T26	Common oak Potential PRF-M, lifted and cracked limb, but limited access to inspect	High	 
T27	Common oak	Not accessible.	

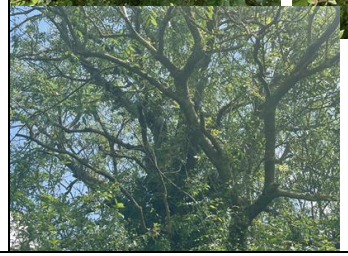
T28	Goat willow No PRFs	Negligible	
T29	Common oak Decaying branches with traverse cracks, potential PRF-M.	Moderate to high	 
T30	Refer to tree removal table		
T31	Common oak Precautionary PRF-M, limb with potential cavity. Dead limb with cracks & lifted bark. Limited access.		  
T32, T33	Refer to removal table.		

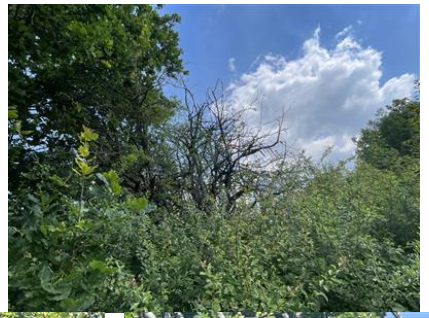
T34	Willow Very minor flaking bark, not suitable.	Negligible		
T35	Refer to tree removal table.			
T36, T37	Not accessible.			
T38	Cherry Decaying limbs, no PRFs	Negligible		

T39 (offsite)	Numerous areas of lifted bark, very flakey and exposed and/or very small gaps. A few areas on main trunk more suitable. Limited access. 3 PRF-Is.	Moderate	   
T40 – T47	Scoped out (west woodland/hedgerow and southwest hedgerow)		
T48	Some ivy cover, thin stemmed, & large roots exposed	Negligible	  

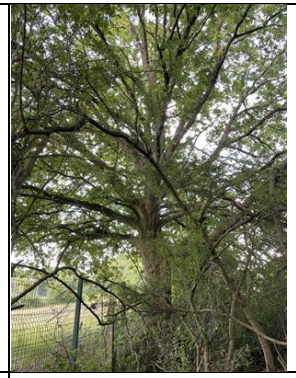
T49	Some ivy cover, thin stemmed, & large roots exposed	Negligible	
T50 – A2	Common oak 2 PRF-Is, minor areas of lifted bark. Potential lighting impacts. Mitigation required in RPZ (car parking bays).	Low	

T51.1	Ash No PRFs.	Negligible	
T51.2	Common oak	Negligible	  
T51.3	Ash No PRFs.	Negligible	  

T51.4	Ash No PRFs.	Negligible	
T51.5	Common oak Light Flaking bark, but not suitable	Negligible	    

T51.6	Hawthorn Light Flaking bark, but not suitable.	Negligible	   
T51.7	Ash One shallow wound. Not suitable.	Negligible	  

T51.8	Ash No PRFs.	Negligible	
T51.9	Hawthorn No features	Negligible	
T51.10	Ash No features	Negligible	above
T51.11	Ash No features.	Negligible	above
G52	Refer to removal table.		
T53-B2	Common oak	Negligible	

T54	Refer to removal table.		
T55	Ash Very minor areas of lifted bark. None assessed as suitable.	Negligible	 
T56 (offsite)	Common oak	Negligible	Not taken
G57	Blackthorn, common oak, ash, field maple. Overall lack of suitable features. One blind knot hole on ash. Some ivy cover on a maple and a wound on upper canopy but young and thin stemmed. A couple of mature hawthorns, partly dead with flaking bark and very minor, not suitable.	Negligible	  
T58	Hawthorn Lightly flaking bark, not suitable.	Negligible	  

T59 (H60)	Hawthorn (offsite) and hedgerow.
W61	Northern section of woodland, scoped out.
T62, T63	Refer to removal table.
T64	Hawthorn- not accessible.
T65 to T69 (H72)	New access road, not accessible for survey. (T68 wild cherry, T67 hawthorn, T66 common oak, T65 common oak)

APPENDIX 4 - LAND AT CHICHELE ROAD, OXTED: BREEDING BIRD SURVEY

1 METHODOLOGY

1.1 Birds

1.1.1 All bird surveys included an assessment of the habitats on site for their potential to support protected and notable species of bird. Targeted bird surveys included three breeding bird surveys and an automated static survey within the key breeding bird period, the details of which are discussed below.

1.1.2 The main habitats impacted on site comprise the area of modified grassland, with boundary woodland and hedgerows being retained and buffered. Therefore, it was considered that sufficient information could be gathered from three surveys (as opposed to six required for more complex sites), along with static monitoring. This is in line with the BTO guidance which states *"fewer survey visits may be justified for projects with very limited impacts, or sites with habitats of low value for birds".*

Breeding Bird Survey

1.1.3 Three surveys were conducted on the 25th April (Dawn), 22nd May (Dusk) and 6th June 2024 (Dawn). A walked transect of the site was undertaken as shown at figure 1. The surveys were undertaken by Jim Phillips, supported by different members of his team (Kane Burchill, Sarah Forsyth, Steph Green).

1.1.4 The dawn surveys were undertaken approximately between one hour before sunrise and half an hour after sunrise. The dusk survey was conducted one hour before sunset extending to one hour after to detect any nocturnal species.

1.1.5 Information recorded during the survey included all species encountered on the site or land adjacent. The approximate locations of all species were plotted on a site map together with behaviours observed such as nest building, nest activity, birds displaying territorial behaviour, singing birds, calling birds and foraging activity. This information was recorded over three site visits to form a species map of the birds present on site.

Automated / static surveys

1.1.6 One bird static survey was used to provide information on the composition of bird species present and to support the findings of all bird surveys carried out onsite as a supplementary survey method. The location of the detector, along the woodland edge and adjacent to the grassland habitat, was chosen to allow coverage of bird species using the key bird habitats onsite to help identify a diverse bird assemblage. The location of the static detector is shown in Figure 1.

1.1.7 The deployment followed the recommended breeding bird survey methodology (Bird Survey & Assessment Steering Group, 2023) with recording set to a time-sampling approach, recording one minute in every ten, twenty-four hours a day. The survey period was extended from the standard five day range to fifteen days to maximise detection rates of bird species. The deployment period was from 22nd May to 6th June 2024.

1.1.8 The calls were processed and analysed using the analytical software Quicksight. This software uses automated recognition of bird vocalisations whilst also taking into account the location probability and detection confidence of the record. Any calls below a detection confidence of 0.85 were excluded from the results. For accuracy of call classification, a sub-sample of unusual/rare species records, in context of the site location and habitats present, were manually verified using Audacity software. All calls were checked by experienced ornithologists familiar with bird vocalisations and species distribution, with verification supported call comparisons to Xeno Canto. All false records were excluded from the analysis.

Figure 1 Walked transect and Location of bird static detector

2 RESULTS

2.1 Desk study

2.1.1 There were ten bird records returned in the data search, all from 1996, identifying seven bird species within a 1km radius of the site. The records included six common species of gardens and woodland currently on the Birds of Conservation Concern (BoCC) green list, namely robin (*Erithacus rubecula)*, blue tit (*Cyanistes caeruleus)*, great tit (*Parus major)*, goldcrest (*Regulus regulus)*, nuthatch (*Sitta europaea)* and great spotted woodpecker (*Dendrocopus major)* and one record for the BoCC Amber listed wren (*Troglodytes troglodytes).*

2.1.2 The aforementioned species are most likely associated with the woodland and woodland edge habitat, nesting in either tree cavities or building cup nests within trees and hedgerows. In addition, the grassland habitat onsite would likely offer limited foraging opportunities for these species as they primarily forage within trees and shrubs and at the base of hedgerows.

2.1.3 The site comprises a grassland field with native hedgerow boundaries and a parcel of ancient woodland to the sites' northern boundary. The grassland field provides some opportunities for foraging birds; however, the hedgerows and woodland were assessed to be the key features on site and were assessed to provide suitable breeding as well as foraging habitats for a range of bird species. The wider landscape has functional habitat links to the site in the form of ancient woodland corridors and further parcels of arable and pasture with native hedgerows boundaries.

2.2 Breeding Bird Survey

2.2.1 The three breeding bird surveys recorded low levels of activity during each survey, as such, the results are provided as a combined survey results map at figure 2. In total, eight species of bird were recorded including Blackbird (B), Chiffchaff (CC), Robin (R), Wood Pigeon (WP), Wren (WR), Jackdaw (JD), Blue Tit (BT) and Magpie (MG). No species of principal importance were recorded.

2.2.2 All of the birds observed were associated with the woodland edge or hedgerows, with no birds observed within the grassland areas.

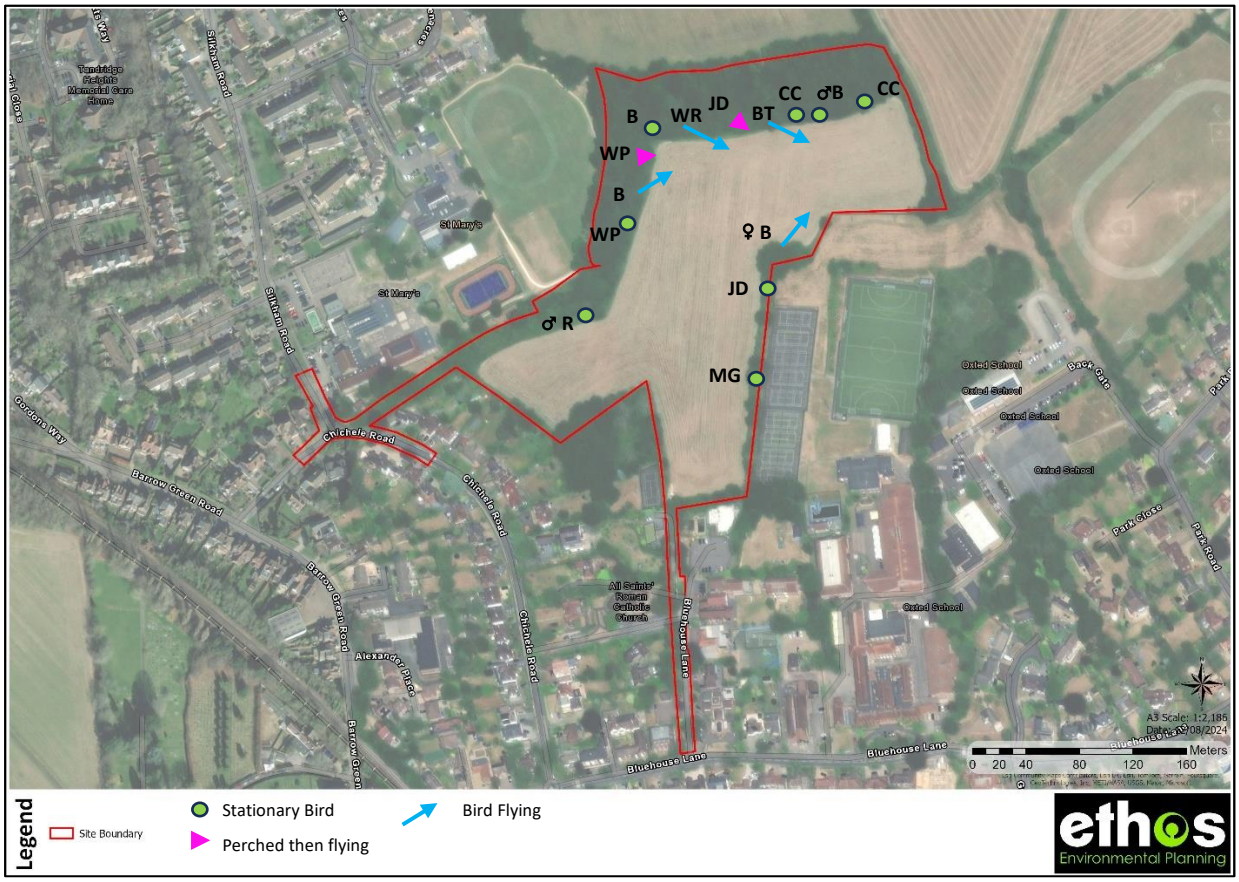


Figure 2 Breeding bird survey results (combined)

2.3 Automated surveys

2.3.1 The static detector survey identified twenty-nine species of bird, four of which were Species of Principal Importance (SPI) under the NERC Act 2006 namely linnet (*Linaria cannabina),* song thrush (*Turdus philomelos),* dunnock (*Prunella modularis),* bullfinch (*Pyrrhula pyrrhula)* and species on the Birds of Conservation Concern (BoCC) Amber list including woodpigeon (*Columba palumbus),* wren, tawny owl (*Strix aluco),* oystercatcher (*Haematopus ostralegus),* stock dove (*Columba oenas)*, moorhen (*Gallinula chloropus)* and whitethroat (*Curruca communis)*. The remaining bird species identified were common species listed on the BoCC green list. The full list of species is shown in Appendix 1.

2.3.2 The most frequent bird registrations were of chiffchaff (*Phylloscopus collybita)* followed by tawny owl and goldcrest (*Regulus regulus),* as shown in Figure 3. Only one registration for oystercatcher and two for moorhen, along with the time of day being during the night, indicated that these species are not using the site, but traveling through it. The numerous calls for tawny owl, song thrush, wren and woodpigeon indicate that these species may be utilising the site to nest and forage, as both the woodland, its edge habitats and hedgerows offer opportunities for both species. Call registrations for whitethroat, stock dove, bullfinch and linnet were low compared to other bird species recorded, therefore these species may be more likely nesting and

foraging in the surrounding area, however it is probable that these species will also make use of the woodland and hedgerows onsite.

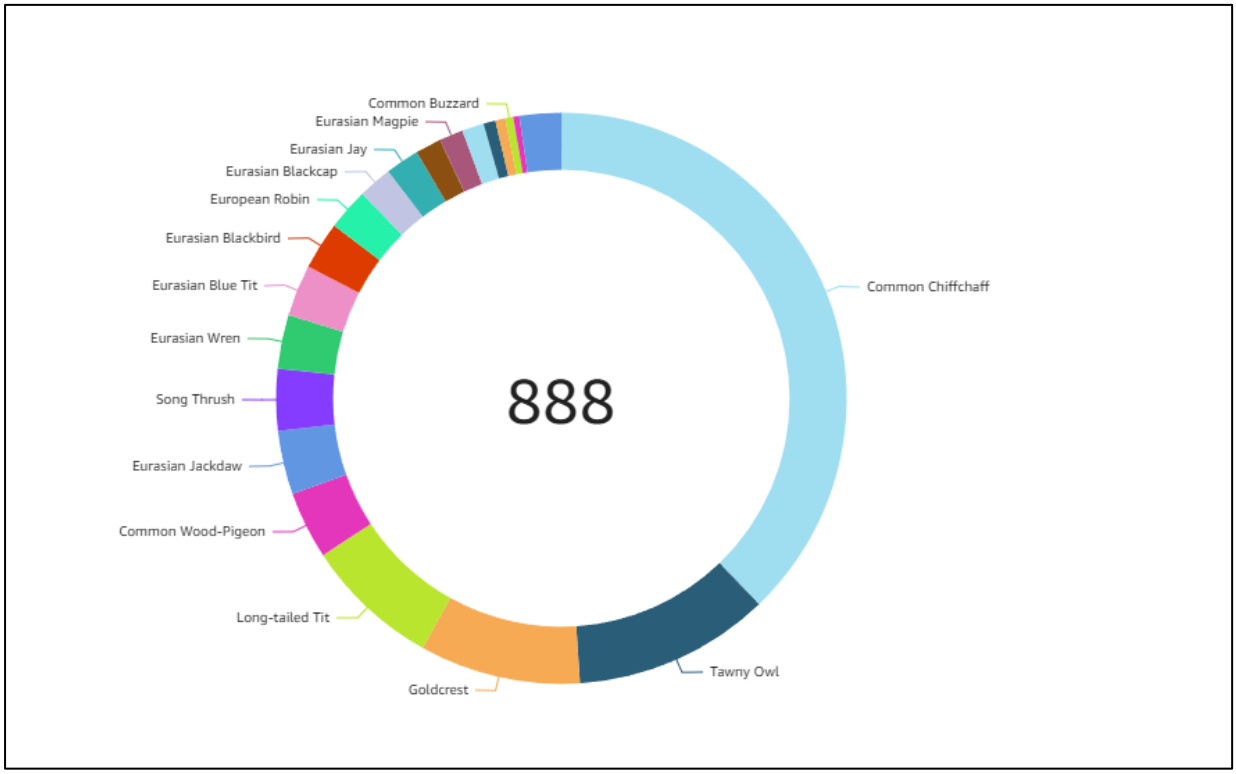


Figure 3 Number of vocal registrations for each bird species recorded during the fifteen day static detector deployment onsite.

Assessment of nature conservation importance

2.3.3 Given that the bird species identified within the data search and subsequently in the transect and static detector surveys onsite were species commonly found within woodland and garden habitats, the survey effort is deemed proportional, taking account also of the existing habitats within the development boundary.

2.3.4 It is considered that the assemblage of birds present within the woodland, native hedgerows and utilising the woodland edge habitat is of **Local importance** for nature conservation.

2.3.5 The key ecological features onsite for these species are the woodland, its edge habitats and the native hedgerows. It is likely that these habitats support bird species in the context of the woodlands connectivity to the wider landscape. These key ecological features are to be retained and enhanced with the inclusion of a 15 m buffer to the woodland edge. The proposed ecological buffer between the woodland edge and the development will prohibit access by residents, benefiting species which may use the woodland edge to nest such as chiffchaff, robin, dunnock and blackcap (*Sylvia atricapilla).*

Impacts, Mitigation and Enhancement

2.3.6 Based on the survey results and scheme layout, it is concluded that impacts on birds will be avoided.

2.3.7 The scheme does require the clearance of some areas of vegetation, for example to create the access to the site off Chichele Road. These are relatively small areas (approximately 0.1 ha), and this level of vegetation loss is not considered to have any significant impact on the population of birds present on site. The vegetation clearance will need to be undertaken sensitively, and avoid the bird nesting period. The requirement for this can be secured by planning condition.

2.3.8 The scheme provides opportunities for providing enhancement measures for birds, and the scheme will provide a minimum of one universal bird nesting box per house and apartment building in line with British Standard (BS 42021), which is a requirement of Cala Homes' Urban Wildlife Strategy (June 2024).

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APPENDIX 1

Table 1 Table of bird species and number of vocalisations recorded during the May to June static detector survey with each species highest legal protection and current conservation status.

Bird Species Common Name	Scientific Name	Total Bird Registrations	UK Legal Protection & Conservation Status
Eurasian Linnet	*Linaria cannabina*	1	NERC S41, BoCC Red list
Song Thrush	*Turdus philomelos*	31	NERC S41, BoCC Amber list
Dunnock	*Prunella modularis*	13	NERC S41, BoCC Amber list
Eurasian Bullfinch	*Pyrrhula pyrrhula*	1	NERC S41, BoCC Amber list
Common Wood-Pigeon	*Columba palumbus*	34	BoCC Amber list
Eurasian Wren	*Troglodytes troglodytes*	27	BoCC Amber list
Tawny Owl	*Strix aluco*	99	BoCC Amber list
Eurasian Oystercatcher	*Haematopus ostralegus*	1	BoCC Amber list
Stock Dove	*Columba oenas*	2	BoCC Amber list
Eurasian Moorhen	*Gallinula chloropus*	2	BoCC Amber list
Whitethroat	*Curruca communis*	3	BoCC Amber list
Common Chiffchaff	*Phylloscopus collybita*	336	BoCC Green list
Common Buzzard	*Buteo buteo*	4	BoCC Green list
Common Chaffinch	*Fringilla coelebs*	1	BoCC Green list
Eurasian Blackbird	*Turdus merula*	24	BoCC Green list
Eurasian Blackcap	*Sylvia atricapilla*	17	BoCC Green list
Eurasian Blue Tit	*Cyanistes coeruleus*	26	BoCC Green list
Carrion Crow	*Corvus corone*	1	BoCC Green list
Eurasian Jackdaw	*Corvus monedula*	32	BoCC Green list

Eurasian Jay	*Garrulus glandarius*	17	BoCC Green list
Eurasian Magpie	*Pica pica*	12	BoCC Green list
Eurasian Nuthatch	*Sitta europaea*	5	BoCC Green list
Eurasian Treecreeper	*Certhia familiaris*	3	BoCC Green list
Great Spotted Woodpecker	*Dendrocapos major*	11	BoCC Green list
European Robin	*Erithacus rubecula*	21	BoCC Green list
Goldcrest	*Regulus regulus*	81	BoCC Green list
Great Tit	*Parus major*	2	BoCC Green list
Long-tailed Tit	*Aegithalos caudatus*	68	BoCC Green list
European Goldfinch	*Carduelis caduelis*	2	BoCC Green list
Total		**888**	

Key to UK legal protection and conservation status -
Schedule 1 (WCA) - Species protected under Schedule 1 of the Wildlife and Countryside Act 1981.
Annex 1 (WBA) – European Council Directive 2009/147/EC on the conservation of wild birds (Bird Directive).
NERC S 41 - Species of Principal Importance (SPI) under the NERC Act 2006.
BoCC - Birds of Conservation Concern on the Red and Amber Lists. Those bird species currently of lowest conservation concern are categorised on the Green list.

APPENDIX 5 - LAND AT CHICHELE ROAD, OXTED: REPTILE SURVEY

1 INTRODUCTION

1.1 The potential presence of reptiles on site was assessed considering the habitats present (availability of refugia and basking areas) and suitability of surrounding environment. The assessment of habitats was informed by the Herpetofauna Workers Manual (Gent and Gibson, 2003). Where possible, attempts to confirm reptile presence on site were made following Froglife Advice Sheet 10 – Surveying for Reptiles through direct observation in reptile "hotspots" and checking of any existing refugia.

1.2 Seven presence / absence surveys were targeted to areas most likely to contain reptile habitats and to those areas that may be disturbed as part of the scheme. Searches were undertaken when the air temperature was between 9°C and 18 °C with intermittent or hazy sunshine, little or no wind, and no rainfall.

2 METHODOLOGY

2.1.1 Artificial refuges of bitumen roofing felt were deployed in suitable habitat on 22nd May 2024; the grassland margins along the woodland and hedgerow boundaries. Thirty refuges were deployed across the site in accordance with best practice, as shown in Figure 3. The refugia were left to 'bed in', following which they were checked for the presence of reptiles on seven separate occasions from 6th June to 16th July (see Table 1 below).

2.1.2 Where reptiles were observed, the species, number of individuals and location were recorded by the surveyor. The sex and maturity of the reptiles were also recorded where feasible. Peak counts of each species were used to assess populations as either 'low', 'good' or 'exceptional' according to Froglife criteria (Froglife, 1999).

2.1.3 During the latter part of the survey period, a number of refugia (approximately 10) appeared to have been removed, however, this only affected the final survey and is not considered to be a significant limitation.

Figure 1 Locations of deployed reptile refugia

2.2 Results

2.2.1 The environmental variables for the surveys are detailed in Table 1 and the findings of the targeted reptile surveys are shown in Table 2.

Table 1 Environmental variables recorded during surveys

Visit	Date/ Time	Temperature (°C)	Wind Speed (m/s)	Humidity (%)	Cloud Cover (octas)
1	06/06/2024 (13:50)	16	5	55	3
2	24/06/2024 (20:20)	18	2.2	62	6
3	25/06/2024 (07:45)	17.5	1	57	2
4	04/07/2024 (18:15)	18	7	49	5
5	09/07/2024 (07:20)	17.5	4	69	4
6	17/07/2024 (07:30)	17	4	69	4
7	07/08/2024 (07:00)	16.5	1.9	48	1

Table 2 Reptile survey results

Survey Number	Date	Findings	Locations of Reptiles
1	06/06/2024	None found.	N/A
2	24/06/2024	None found.	N/A
3	25/06/2024	None found.	N/A
4	04/07/2024	None found.	N/A
5	16/07/2024	None found.	N/A
6	17/07/2024	None found.	N/A
7	07/08/2024	None found.	N/A

2.3 Summary

2.3.1 There were no observations of reptiles on any of the seven visits undertaken between June to August.

2.3.2 The site was found to support a negligible population of reptiles, as on no occasion were reptiles discovered using refuges.

APPENDIX 6 - LAND AT CHICHELE ROAD, OXTED: AMPHIBIAN SURVEY

1 INTRODUCTION

1.1 During previous surveys, a small ephemeral pond in the ancient woodland has been repeatedly dry during the survey window for great crested newts and therefore no surveys for GCN were undertaken. However, in 2024 the wet weather has meant the pond did contain water in spring and therefore an eDNA survey could be undertaken.

Photo 1 Woodland pond May 2022

Photo 2 Wet pond – May 2024

2 METHODOLOGY

2.1 The woodland pond on site was subject to eDNA surveys on 22nd May 2024. The survey comprised the collection of 40ml samples from 20 locations around the edge of the pond. Samples were mixed together in a bag and six 15ml samples then extracted and stored within preserving fluid. These samples were then sent to ADAS, who analyse the samples for GCN DNA. This technique has been tested by DEFRA and found to have a reliability of 99.3%. Sampling methodology followed best practice guidance within Analytical and Methodological Development for Improved Surveillance of the Great Crested Newt (Freshwater Habitats Trust, 2014).

3 RESULTS

3.1 The results of the eDNA survey confirmed likely absence of GCN with 12 out of 12 tests negative for presence of GCN DNA. The test results are provided overleaf.

4 CONCLUSION

4.1 The absence of GCN in the ephemeral pond in the woodland in the north of the site provides additional evidence to confirm the previous assessment that GCN are likely absent from site.

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Ethos Environmental Planning

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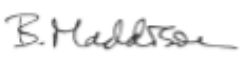
Sample ID: ADAS-5295	Condition on Receipt: Medium Sediment	Volume: Passed
Client Identifier: Oxted 1	Description: pond water samples in preservative	
Date of Receipt: 28/05/2024	Material Tested: eDNA from pond water samples	

Determinant	Result	Method	Date of Analysis
Inhibition Control†	0 of 2	Real Time PCR	31/05/2024
Degradation Control§	Within Limits	Real Time PCR	31/05/2024
Great Crested Newt*	0 of 12 (GCN negative)	Real Time PCR	31/05/2024
Negative PCR Control (Nuclease Free Water)	0 of 4	Real Time PCR	As above for GCN
Positive PCR Control (GCN DNA 10^{-4} ng/µL)#	4 of 4	Real Time PCR	As above for GCN
Report Prepared by:	Dr Helen Rees	Report Issued by:	Dr Ben Maddison
Signed:		Signed:	
Position:	Director: Biotechnology	Position:	MD: Biotechnology
Date of preparation:	31/05/2024	Date of issue:	31/05/2024

eDNA analysis was carried out in accordance with the stipulated methodology found in the Technical Advice Note (WC1067 Appendix 5 Technical Advice Note) published by DEFRA and adopted by Natural England.

** If all PCR controls and extraction blanks give the expected results a sample is considered: negative for great crested newt if all of the replicates are negative; positive for great crested newt if one or more of the replicates are positive.*

† Recorded as the number of positive replicate reactions at expected C_t value. If the expected C_t value is not achieved, the sample is considered inhibited and is diluted as per the technical advice note prior to amplification with great crested newt primer and probes.

§ No degradation is expected within time frame of kit preparation, sample collection and analysis.

#Additional positive controls (10^{-1}, 10^{-2}, 10^{-3} ng/µL) are also routinely run, results not shown here.

ADAS eDNA Results Sheet: 1040068-Ethos Oxted (01) Page | 1 Edition: 01

Appendix 1: Interpretation of results

Sample Condition

Upon sample receipt we score your samples according to quality: good, low sediment, medium sediment, high sediment, white precipitate, and presence of algae.

There are three reasons as to why sediment should be avoided:

1. It is possible for DNA to persist within the sediment for longer than it would if it was floating in the water which could lead to a false positive result i.e. in this case GCN not recently present but present a long time ago
2. In some cases sediment can cause inhibition of the PCR analysis used to detect GCN eDNA within samples which could lead to an indeterminate result.
3. In some cases sediment can interfere with the DNA extraction procedure resulting in poor recovery of the eDNA which in turn can lead to an indeterminate result.

Algae can make the DNA extraction more difficult to perform so if it can be avoided then this is helpful.

Sometimes samples contain a white precipitate which we have found makes the recovery of eDNA very difficult. This precipitate can be present in such high amounts that it interferes with the eDNA extraction process meaning that we cannot recover the degradation control (nor most likely the eDNA itself) at sufficient levels for the control to be within the acceptable limits for the assay, therefore we have to classify these type of samples as indeterminate.

What do my results mean?

A positive result means that great crested newts are present in the water or have been present in the water in the recent past (eDNA degrades over around 7-21 days).

A negative result means that DNA from the great crested newt has not been detected in your sample.

On occasion an inconclusive result will be issued. This occurs where the DNA from the great crested newt has not been detected but the controls have indicated that either: the sample has been degraded and/or the eDNA was not fully extracted (poor recovery); or the PCR inhibited in some way. This may be due to the water chemistry or may be due to the presence of high levels of sediment in samples which can interfere with the DNA extraction process. A re-test could be performed but a fresh sample would need to be obtained. We have successfully performed re-tests on samples which have had high sediment content on the first collection and low sediment content (through improved sample collection) on the re-test. If water chemistry was the cause of the indeterminate then a re-test would most likely also return an inconclusive result.

The results will be recorded as indeterminate if the GCN result is negative and the degradation result is recorded as:

1. evidence of decay - meaning that the degradation control was outside of accepted limits
2. evidence of degradation or residual inhibition - meaning that the degradation control was outside of accepted limits but that this could have been due to inhibitors not being removed sufficiently by the dilution of inhibited samples (according to the technical advice note)

APPENDIX 7

INVERTEBRATE SITE SURVEY OF FIELD OFF BLUEHOUSE LANE, OXTED, SURREY, 2024

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JUNE 2024

Summary

A survey of terrestrial invertebrates was carried out across field and woodland field north of Bluehouse Lane, Oxted on 29th May 2024.

A total of 106 invertebrate taxa were identified, one of which Small Heath (*Coenonympha pamphilus*) is a Section 41 Priority Species.

The pasture field is largely very species poor and has a low value for invertebrates, grass vetchling and ox-eye daisy were the only potential host species of any value within the sward which is dominated by Yorkshire fog and rye-grass.

EXPERTISE

I have worked as a freelance Ecologist specialising in invertebrates since 1995. I have published over 450 papers and notes on the distribution and ecology of the British invertebrate fauna, and authored *Beetles of Surrey*, and *Water Bugs & Water beetles of Surrey* in the Surrey Wildlife Trust Atlas series. I am county recorder for Surrey for Coleoptera, Heteroptera and Spiders. I have carried out over 150 baseline invertebrate surveys across the County since 1995.

INTRODUCTION

A site assessment of the field north of Bluehouse Lane was commissioned to further elucidate the relative values of the habitats for invertebrate species.

Figure 1. Site plan. *Courtesy of Google maps*

RAPID ASSESSMENT METHODOLOGY

The site was walked and scores assigned to habitat elements present. The habitat elements and scoring criteria created by Dobson & Fairclough (2021) are summarized below;-

Summary of the 11 habitat elements assessed by IHP survey.

HE1 In all its forms; from decaying wood on/in large trees to woodland floor debris Rotational Management

HE2 Planned or serendipitous; and whether for nature conservation or other purposes Nectar Resources

HE3 As a proxy for nectar- and pollen resources, as assessment of pollen resources is impracticable on a walk-through survey Wet Substrates

HE4 Including marginal, marshy, muddy and seasonally inundated habitats, as well as flushes Open Water Habitats

HE5 The open water element of rivers, lakes, ponds, streams, ditches, etc. Structural Patchwork

HE6 Habitat mosaics, including, but by no means restricted to open mosaic habitats on previously developed land Still Air (S)

HE7 Suntraps and still-air microclimates in open situations; the term 'still air' is used in preference to 'wind breaks' as many rigid wind breaks are likely to produce turbulent air in their lee Still Air (H)

HE8 Humid still-air microclimates in sheltered and shaded situations Connectivity

HE9 Landscape-scale connectivity between the site and external habitats Ecoclines

HE10 A graded transition between two or more broad habitats Bare Earth

HE11 Unshaded bare or sparsely vegetated well-drained substrate, regardless of soil type.

Grading system applied to habitat elements.

Grade Description

Negligible/Absent (E) Habitat element is absent or of insignificant (barely perceptible) quantity.

Minor (D) Habitat element is present but is insufficient quality to qualify as Moderate or above. For example, it may be of extremely limited extent, or very sparsely dispersed. Likely to support common and widespread, generalist species.

Moderate (C) A clear example of the habitat element is present, but which does not qualify as Major. Likely to be of sufficient quality to support a characteristic invertebrate fauna.

Major (B) Good quality examples of each habitat element which do not meet the criteria for
Exceptional. Likely to be a predominant factor in supporting characteristic and specialised invertebrate assemblages. Considerations might include the extent, maturity and historic and current connectivity of the element.

Exceptional (A) Very high-quality examples of the habitat element, including but not restricted to those of potential regional significance. This may be for reasons of intrinsic quality, rarity, vulnerability or the perceived importance of its position in the wider landscape.

INVERTEBRATE SAMPLING

Because it is impracticable to survey all the potential invertebrates within any given site, only specific groups of species were examined during fieldwork. These groups are sufficiently well known as to allow meaningful comparisons to be made with other sites, both locally and nationally. They are also important as indicators of the quality of a site and the habitats present (see Brooks 1993).

Groups covered during the survey were:

- Mollusca (slugs and snails)
- Arachnida (spiders, harvestmen & pseudoscorpions)
- Isopoda (woodlice)
- Thysanura (bristletails)
- Ephemeroptera (mayflies)
- Odonata (dragonflies & damselflies)
- Plecoptera (stoneflies)
- Orthoptera (grasshoppers & crickets)
- Dictyoptera (cockroaches)
- Dermaptera (earwigs)
- Hemiptera-Heteroptera (true-bugs)
- Hemiptera-Homoptera (hoppers)
- Neuroptera (lace-wings)
- Mecoptera (scorpion-flies)
- Lepidoptera (butterflies & moths)
- Trichoptera (caddis flies)
- Diptera (true flies)
- Aculeate Hymenoptera (ants, bees & wasps)
- Coleoptera (beetles)

RESULTS

Weather conditions were sunny and warm on the visit. A total of 105 species of invertebrate were recorded (species list is given in Appendix 2), one of which Small Heath (*Coenonympha pamphilus*) is a Section 41 Priority Species..

RAPID ASSESSMENT

The scores assigned are shown in Appendix 1. The field does not pass the threshold for requirement of further surveys. The site has potential to support Schedule 41 species. Brown hairstreak may utilise the blackthorn growing in open conditions on the southern edge of the woodland and eastern hedgeline.

Figure 2. Looking north from Southwest corner of site.

Figure 2. Looking north across field

Figure 4. Looking northeast through wood

Figure 5. Woodland showing dense bramble understorey

Figure 6. Seasonal pool in woodland

ECOLOGICAL ASSESSMENT

The pasture field is very species poor and has a low value for invertebrates (see figures 2 & 3), the main exception being the presence of a thriving colony of grass feeding small heath butterfly with at least 40 seen across the field, especially along the sheltered southern.

The woodland has old woodland indicators including abundant bluebells, enchanter's nightshade, three-veined sandwort, wood melick and dog's mercury. However, the more open areas are dominated by bramble patches and the thinner woodland along the north edge has abundant cow parsley, with cleavers locally aggressive (See figures 4 and 5). The understorey is well developed with ash, holly, hawthorn, crab apple and some hazel. Small wood is abundant, but the larger trees mainly ash and oaks (<150 years old). There is one larger oak with extensive epicormic growth.
There is a seasonal pool (see figure 6) which was quite full after the recent heavy rains. It is devoid of macrophytes and unlikely to support much of interest.

The peripheral hedges and southern edge of the woodland has some blackthorn which may be utilised by Brown Hairstreak.

Rapid assessment of the field indicates it does not pass the threshold for further surveys. However, it does support a population of small heath which is a schedule 41 species.

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APPENDICES

APPENDIX 1. RAPID ASSESSMENT SCORES

Scores in bold are compartments which pass the threshold and would warrant further survey.

Recording compartment	HE1 (decaying wood)	HE2 (rotational management)	HE3 (Nectar)	HE4 (wet substrates)	HE5 (Open water)	HE6 (Patchwork open mosaic)	HE7 (shelter sun traps)	HE8 (shelter damp shaded	HE9 (connectivity	HE10 (ecocline	HE11 (bare ground)
Grassland	E	D	D	E	E	E	D	E	D	D	E
Woodland	C	D	D	D	D	D	D	D	D	D	E

APPENDIX 2. Species list for 2024

Species	Family	Order	Conservation status
Anyphaena accentuata	Anyphaenidae	Araneae	common
Araneus diadematus	Araneidae	Araneae	common
Araniella cucurbitina	Araneidae	Araneae	common
Nuctenea umbratica	Araneidae	Araneae	common
Erigone atra	Linyphiidae	Araneae	common
Linyphia triangularis	Linyphiidae	Araneae	common
Ero aphana	Mimetidae	Araneae	local
Philodromus albidus	Philodromidae	Araneae	common
Philodromus cespitum	Philodromidae	Araneae	common
Philodromus rufus	Philodromidae	Araneae	local
Tetragnatha extensa	Tetragnathidae	Araneae	common
Tetragnatha montana	Tetragnathidae	Araneae	common
Anelosimus vittatus	Theridiidae	Araneae	common
Paidiscura pallens	Theridiidae	Araneae	common
Misumena vatia	Thomisidae	Araneae	common
Xysticus cristatus	Thomisidae	Araneae	common
Cantharis rufa	Cantharidae	Coleoptera	common
Malthodes minimus	Cantharidae	Coleoptera	common
Clytus arietis	Cerambycidae	Coleoptera	common
Grammoptera ruficornis	Cerambycidae	Coleoptera	common
Bruchus loti	Chrysomelidae	Coleoptera	common
Coccinella septempunctata	Coccinellidae	Coleoptera	common
Rhyzobius chrysomeloides	Coccinellidae	Coleoptera	common

Rhyzobius litura	Coccinellidae	Coleoptera	common
Tytthaspis sedecimpunctata	Coccinellidae	Coleoptera	common
Curculio glandium	Curculionidae	Coleoptera	common
Sitona lineatus	Curculionidae	Coleoptera	common
Strophosoma melanogrammum	Curculionidae	Coleoptera	common
Dasytes aeratus	Dasytidae	Coleoptera	common
Malachius bipustulatus	Malachiidae	Coleoptera	common
Meligethes flavimanus	Nitidulidae	Coleoptera	common
Oedemera lurida	Oedemeridae	Coleoptera	common
Oedemera nobilis	Oedemeridae	Coleoptera	common
Hemicoelus fulvicorne	Ptinidae	Coleoptera	common
Pyrochroa serraticornis	Pyrochroidae	Coleoptera	common
Tatianaerhynchites aequatus	Rhynchitidae	Coleoptera	common
Anaspis fasciata	Scraptiidae	Coleoptera	common
Anaspis maculata	Scraptiidae	Coleoptera	common
Tachyporus hypnorum	Staphylinidae	Coleoptera	common
Forficula auricularia	Forficulidae	Dermaptera	common
Calliphora vomitoria	Calliphoridae	Diptera	common
Lucilia sericata	Calliphoridae	Diptera	common
Dasineura fraxini	Cecidomyiidae	Diptera	common
Lonchoptera lutea	Lonchopteridae	Diptera	common
Scathophaga stercoraria	Scathophagidae	Diptera	common
Episyrphus balteatus	Syrphidae	Diptera	common
Eristalis arbustorum	Syrphidae	Diptera	common
Eristalis pertinax	Syrphidae	Diptera	common
Eupeodes corollae	Syrphidae	Diptera	common
Eupeodes luniger	Syrphidae	Diptera	common
Myathropa florea	Syrphidae	Diptera	common
Xylota segnis	Syrphidae	Diptera	common
Philaenus spumarius	Aphrophoridae	Hemiptera	common
Iassus lanio	Cicadellidae	Hemiptera	common
Ledra aurita	Cicadellidae	Hemiptera	local
Tachycixius pilosus	Cixiidae	Hemiptera	common
Coreus marginatus	Coreidae	Hemiptera	common
Closterotomus trivialis	Miridae	Hemiptera	common
Cyllecoris histrionius	Miridae	Hemiptera	common
Deraeocoris lutescens	Miridae	Hemiptera	common
Dryophilocoris flavoquadrimaculatus	Miridae	Hemiptera	common
Harpocera thoracica	Miridae	Hemiptera	common
Miris striatus	Miridae	Hemiptera	common
Phylus melanocephalus	Miridae	Hemiptera	common
Psallus assimilis	Miridae	Hemiptera	common
Psallus perrisi	Miridae	Hemiptera	common
Psallus varians	Miridae	Hemiptera	common

Rhabdomiris striatellus	Miridae	Hemiptera	common
Palomena prasina	Pentatomidae	Hemiptera	common
Pentatoma rufipes	Pentatomidae	Hemiptera	common
Psyllopsis fraxini	Psyllidae	Hemiptera	common
Apis mellifera	Apidae	Hymenoptera	common
Bombus lucorum	Apidae	Hymenoptera	common
Bombus pascuorum	Apidae	Hymenoptera	common
Bombus terrestris	Apidae	Hymenoptera	common
Arge cyanocrocea	Argidae	Hymenoptera	common
Lasius flavus	Formicidae	Hymenoptera	common
Lasius niger	Formicidae	Hymenoptera	common
Myrmica ruginodis	Formicidae	Hymenoptera	common
Lasioglossum morio	Halictidae	Hymenoptera	common
Armadillidium vulgare	Armadillidiidae	Isopoda	common
Philoscia muscorum	Philosciidae	Isopoda	common
Anthophila fabriciana	Choreutidae	Lepidoptera	common
Camptogramma bilineata	Geometridae	Lepidoptera	common
Celastrina argiolus	Lycaenidae	Lepidoptera	common
Favonius quercus	Lycaenidae	Lepidoptera	local
Coenonympha pamphilus	Nymphalidae	Lepidoptera	Section 41 Priority Species; VU
Pararge aegeria	Nymphalidae	Lepidoptera	common
Vanessa atalanta	Nymphalidae	Lepidoptera	common
Alabonia geoffrella	Oecophoridae	Lepidoptera	common
Gonepteryx rhamni	Pieridae	Lepidoptera	common
Pieris rapae	Pieridae	Lepidoptera	common
Acleris forsskaleana	Tortricidae	Lepidoptera	common
Grapholita compositella	Tortricidae	Lepidoptera	common
Tortrix viridana	Tortricidae	Lepidoptera	common
Lithobius forficatus	Lithobiidae	Lithobiomorpha	common
Enallagma cyathigerum	Coenagrionidae	Odonata	common
Pyrrhosoma nymphula	Coenagrionidae	Odonata	common
Chorthippus brunneus	Acrididae	Orthoptera	common
Meconema thalassinum	Meconematidae	Orthoptera	common
Leptophyes punctatissima	Phaneropteridae	Orthoptera	common
Pholidoptera griseoaptera	Tettigoniidae	Orthoptera	common
Valenzuela flavidus	Caeciliusidae	Psocoptera	common
Arion subfuscus	Arionidae	Pulmonata	common
Monacha cantiana	Hygromiidae	Pulmonata	common
Lehmannia marginata	Limacidae	Pulmonata	common
Aegopinella nitidula	Oxychilidae	Pulmonata	common

Scale @ A0:

0 5 10 15 20 25m

Scale 1:500

NORTH

Rev	Date	Drawn	Checked
D	01.08.24	CP	BB
PLOTS 51-55 MOVED TO ALLOW FOR EXISITING TREES.			
C	23.02.24	CP	BB
PARKING AMENDED TO SUIT TREE OFFICER COMMENTS SOUTH OF PLOTS 75-84.			

Date: MARCH 2023

Drawn by : CP Checked by : BB

Drg No: CB_36_313_001 Rev: D

Project: CHICHELE ROAD, OXTED

Title: PLANNING LAYOUT

Client: CALA

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Please note these drawings are not for construction but for concept design and planning applications purposes only.

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