1 Introduction

1.1 Background to the Proposed Development

1.1.1 This Environmental Statement (ES) has been prepared by Temple Group Ltd ("Temple") on behalf of Croudace Homes Ltd ("the Applicant") and accompanies a detailed planning application for land to the south of Barrow Green Road, Oxted (the "Site"), to deliver a residential development (inclusive of a care home) (the "Proposed Development").

1.1.2 The Site covers an area of 9.69 hectares (ha). The determining authority for the planning application is Tandridge District Council (TDC) and the Site is centred on Ordnance Survey (OS) National Grid Reference (NGR) TQ388531. The Site boundary is shown in **Figure 1.1**.

1.1.3 The outline planning application comprises the construction of a residential development (inclusive of a care home) comprising:

"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"

1.1.4 For EIA purposes the following has been assessed:

- Up to 190 new residential dwellings (Use Class C3);
- An up to 80-bed care home (Use Class C2);
- Strategic and informal open space;
- Landscaping and access.

1.1.5 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 dwellings on Wheeler Avenue to the South.

1.2 Requirement for Environmental Impact Assessment

1.2.1 The EIA process is the mechanism by which the likely significant effects of a Proposed Development on the environment will be assessed.

1.2.2 The purpose of the EIA is to establish the nature of the Proposed Development and the environment in which it is likely to take place, during construction and operational phases, so as to identify its likely significant environmental effects both on its own and in combination with other relevant committed

developments. The assessment compares the existing situation prior to the start of work (baseline) with the situation during the development phases (construction and operation). It identifies likely effects and the residual effects once mitigated, as well as the cumulative effects.

1.2.3 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), SI 2017/571 (the "EIA Regulations"), require that any proposed development falling within the description of a 'Schedule 2 development' (as defined within the EIA Regulations), will be subject to an EIA when such development exceeds thresholds and is likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2 (1)).

1.2.4 The Proposed Development falls within a description of development listed within Schedule 2 of the EIA Regulations: 10b Urban Development Projects. The thresholds for developments under 10b are:

- the development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- the development includes more than 150 dwellings; or
- the overall area of the development exceeds 5 ha.

1.2.5 Given that the scale of the Proposed Development exceeds the thresholds set out in Schedule 2 of the EIA Regulations: 10b Urban Development Projects (i.e. the Proposed Development will provide more than 150 dwellings and will be over 5 hectares in size), the Applicant has produced an ES which will accompany the planning application and communicate the findings of the EIA.

1.2.6 Schedule 4 of the EIA Regulations specifies the information required for inclusion in an ES. **Table 1.1** shows the location of information within the ES.

Table 1.1: Location of Information within the ES

Specified information		Location within the ES
1	Description of the development, including in particular:	See below
(a)	A description of the location of the development.	Volume 2, Chapter 2: The Site
(b)	A description of the physical characteristics of the whole development, including where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases.	Volume 2, Chapter 2: The Site, Chapter 5: The Proposed Development and Construction Overview.
(c)	A description of the main characteristics of the operational phase of the development (in particular any production	Volume 2, Chapter 5: The Proposed Development and Construction Overview.

Specified information		Location within the ES
	processes), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity used.	
(d)	An estimate, by type and quantity of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.	All Volume 2 technical chapters: Chapter 6: Socio-Economics; Chapter 7: Air Quality; Chapter 8: Noise and Vibration; Chapter 9: Traffic and Transport; Chapter 10: Ecology; Chapter 11: Built Heritage; and Chapter 12: Landscape and Visual Impact Assessment (LVIA).
2	A description of the reasonable alternatives (for example in terms of development design, technology, location, size, and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Volume 2, Chapter 4: Alternatives Considered and Design Evolution.
3	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	Volume 2, Chapter 4: Alternatives Considered and Design Evolution, Volume 2 technical chapters (where relevant).
4	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for	Volume 2, technical chapters.

Specified information		Location within the ES
	example greenhouse gas emissions, impacts relevant to adaptation, material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	
5	A description of the likely significant effects of the development on the environment	See below
(a)	The construction and existence of the development, including, where relevant, demolition works;	Volume 2, technical chapters.
(b)	The use of natural resources, in particular land, soil, water, and biodiversity, considering as far as possible the sustainable availability of these resources;	Volume 2, technical chapters.
(c)	The emissions of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;	Volume 2, specifically Chapter 7: Air Quality; Chapter 8: Noise and Vibration; Chapter 9: Traffic and Transport;
(d)	The risks to human health, cultural heritage, or the environment (for example due to accidents or disasters);	Volume 2, technical chapters.
(e)	The cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;	Volume 2, technical chapters.
(f)	The impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;	Volume 2, Chapter 3: EIA Methodology;
(g)	The technologies and the substances used.	Volume 2, technical chapters.
5 cont.	The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This	As above.

Specified information		Location within the ES
	description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(a) and Directive 2009/147/EC(b).	
6	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Chapter 3: EIA Methodology; Volume 2, technical chapters.
7	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	Volume 2, technical chapters; Chapter 13: Residual Effects and Conclusions.
8	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18©(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the	Volume 2, Chapter 3: EIA Methodology

Specified information		Location within the ES
	environment and details of the preparedness for and proposed response to such emergencies.	
9	A non-technical summary of the information provided under paragraphs 1 to 8.	Volume 1, Non-Technical Summary (NTS).
10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	Volume 2, Chapter 1: Introduction, technical chapters (where relevant).

1.3 The Project Team

1.3.1 Details of the project team are set out in **Table 1.2** below.

Table 1.2: Project Team

Project Role	Organisation
Applicant	Croudace Homes Ltd
Architect	Omega
Landscape Architect	CSA
Town Planning Consultant	Woolf Bond Planning Ltd
EIA coordination, Socioeconomics, Air Quality and Noise and Vibration	Temple
Transport	Pell Frischmann
Ecology	The Ecology Partnership
Built Heritage	RPS
Landscape and Visual Impact	Bryant Landscape Planning
Water Resources	Motion

1.4 Statement of Professional Competence

1.4.1 The EIA Regulations 2017, state in Regulation 18 (5):

"*In order to ensure the completeness and quality of the environmental statement –*

a) The developer must ensure that the environmental statement is prepared by competent experts; and

b) The environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.".

1.4.2 In accordance with Regulation 18(5) (a & b), it is confirmed that the EIA has been undertaken by, and the ES has been prepared by, competent experts from the organisations listed in **Table 1.3.** A statement of competence for the EIA Coordinators and contributors is provided below.

Temple

1.4.3 Temple is one of the UK's leading independent infrastructure and property consultancies, specialising in environment, planning and sustainability. An Institute of Environmental Management and Assessment (IEMA) EIA Quality Mark member and recognised provider of EIA services on some of the UK's most high-profile development schemes, Temple was responsible for the coordination and management of the EIA and the preparation of the ES. The Temple team was led by James Sanders, Project Director and Kat Lail, Project Manager. More information is presented in **Table 1.3** below.

1.4.4 Each of the technical assessments (**ES Vol 2, Chapters 6 to 12**) were provided by experts in their fields and reviewed by Temple. Statements of competence for the technical assessors are provided below.

Table 1.3: Competence of Technical Leads by ES Topic Scoped In

ES Topic	Technical Lead, Company	Statement of Competence
Coordination Volume 1 NTS, Volume 2 Introductory and Summary Chapters (Chapters 1 to 5, 13 and 14).	James Sanders (Project Director) Temple Kat Lail (Project Manager), Temple	James has a BA (Hons) in Environmental Management, MSc in Environmental Design and Engineering, is a Practitioner Member of IEMA, and a Chartered Town Planner. James has over 19 years' industry experience. Kat has a BA (Hons) in Politics, an LLM in Environmental Law and is an Associate Member of IEMA. Kat has 3 years of industry experience as both a technical specialist and an EIA project manager.
Socio-Economics (Chapter 6)	Ivan Tenant, Temple	Ivan is a chartered town planner specialising in providing socio-economic advice to clients to support planning policy and the delivery of major development. Ivan leads the work Temple undertakes in relation to socioeconomics, health, equalities, social value and research.
Air Quality (Chapter 7)	Dr Xiangyu Sheng, Temple	Dr. Sheng is a leading expert in air quality and climate change with over 25 years' experience as a technical lead for numerous high-profile rail projects. She has a PhD in environmental sciences from De Montfort University.
Noise and Vibration (Chapter 8)	John Fisk, Temple	John Fisk has over 16 years' experience in acoustics consultancy. He has worked on Environmental Impact Assessment (EIA) noise

ES Topic	Technical Lead, Company	Statement of Competence
		and vibration chapters for environmental statements and assessments for planning. He has a BSc (Hons) in Physics, and an MSc in Acoustics. John is a Member of the Institute of Acoustics.
Traffic and Transport (Chapter 9)	Paul Cranley, Pell Frischmann	Paul has a BA (Hons) in Geography, Business and the Environment, and is a Chartered Member of the Institute of Logistics and Transport. He is a transport planning professional with over 22 years of experience.
Ecology (Chapter 10)	Alexia Tamblyn, The Ecology Partnership	Alexia has a MA (Oxon) in Biological Sciences from University of Oxford, and an MSc MSc (DIC) in Environmental Technology from Imperial College London. She is a chartered ecologist (CEcol) and chartered environmentalist (CEnv), a fellow of the Royal Geographical Society (FRGS) and full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). She has been the director and founder of The Ecology Partnership since 2009, and has over 19 years of industry experience. She has been involved in numerous sites which have required ES Chapters, conducted reports to inform Habitat Regulations Assessments, provide expert witness services to support planning appeals. Alexia has also undertaken stakeholder consultation events and ecological support for designing green and blue infrastructure on proposed new towns within the South East.
Built Heritage (Chapter 11)	Thomas Copp, RPS	Thomas has an MA in Conservation and is an Associate Member of the IHBC, accredited in the assessment of heritage assets. he has over 10 years' industry experience, which includes advising on numerous EIA projects and acting as an expert witness on residential schemes.

ES Topic	Technical Lead, Company	Statement of Competence
Landscape and Visual Impact (Chapter 12)	Elizabeth Bryant, Bryant Landscape Planning	Elizabeth is a chartered member of the Landscape Institute. She has worked in the private sector for over 15 years and her experience includes producing LVIAs as part of the EIA process for a range of proposals.

1.5 Structure of the Environmental Statement

1.5.1 The ES comprises of four key volumes (as provided in **Table 1.4** below):

- ES Volume 1: Non-Technical Summary NTS: this document will provide a concise summary of the Proposed Development, summary of the methodology applied, alternative designs that were considered, environmental effects and mitigation measures;
- ES Volume 2: Main Text: this will contain the main body of the EIA with the proposed chapter headings as set out below; and
- ES Volume 3: Technical Appendices: these will provide supplementary details of the environmental studies conducted during the EIA including relevant data tables, figures and photographs.

1.5.2 **Table 1.4** sets out the structure of the ES.

Table 1.4: Structure of the ES

Chapter No.	Chapter Title	Description
Volume 1	Non-Technical Summary (NTS)	This document will provide a concise summary of the proposed Development, summary of the methodology applied, alternative designs that were considered, environmental impacts and mitigation measures.
Volume 2	Main Text (this document)	
1	Introduction	Introduction to the ES, EIA Requirements, details of the project team, ES organisation and availability.
2	The Site	Description of the Site and the surrounding environs.
3	EIA Methodology	Methods used to undertake each assessment (including limitations), description of ES structure and content, generic significance criteria, scoping and consultation.

Chapter No.	Chapter Title	Description
4	Alternatives Considered and Design Evolution	Description of the main alternatives and design evolution considered.
5	The Proposed Development and Construction Overview	Description of the Proposed Development and details of the construction.
6	Socio-economics	Assessment of effects on employment, housing, social infrastructure and leisure facilities.
7	Air Quality	Assessment of air quality effects.
8	Noise and Vibration	Assessment of noise and vibration effects.
9	Traffic and Transport	Assessment of traffic and transport effects.
10	Ecology	Assessment of effects on ecological receptors.
11	Built Heritage	Assessment of built heritage effects.
12	Landscape and Visual Impact Assessment (LVIA)	Assessment of effects on landscape and views.
13	Effect interactions	Assessment of potential for intra project (combined effects of individual topic impacts on a particular sensitive receptor) and inter project (combined effects of several development schemes – in conjunction with the Proposed Development – which may, on an individual basis be insignificant but, cumulatively, have a significant effect) effects.
14	Residual Effects and Conclusions	Summary of the residual effects and the conclusions of the technical chapters of the ES.
Volume 3	ES Technical Appendices	Data tables, figures and photographs to support Chapters in Volume 2, including: • Appendix A: EIA Scoping Report, EIA Scoping Opinion, Glossary; • Appendix B: Other Technical Reports; • Appendix C: Air Quality; • Appendix D: Noise and Vibration; • Appendix E: Traffic and Transport; • Appendix F: Ecology; • Appendix G: Heritage; and

Chapter No.	Chapter Title	Description
		• Appendix H: LVIA; and

1.6 Other Documents

1.6.1 A number of other documents which sit outside of the ES have been submitted alongside the Outline planning application for the site, including (but not limited to) the following:

- Design and Access Statement;
- Location Plan;
- Planning Statement;
- Statement of Community Involvement;
- Arboricultural Impact Assessment and Method Statement;
- Flood Risk and Drainage Strategy;
- Care Needs Assessment;
- Biodiversity Net Gain Assessment; and
- Energy Statement.

1.7 Environmental Statement Availability

1.7.1 The ES is available for viewing on the TDC planning portal, accessible at: https://tdcplanningsearch.tandridge.gov.uk/#TDCInfo

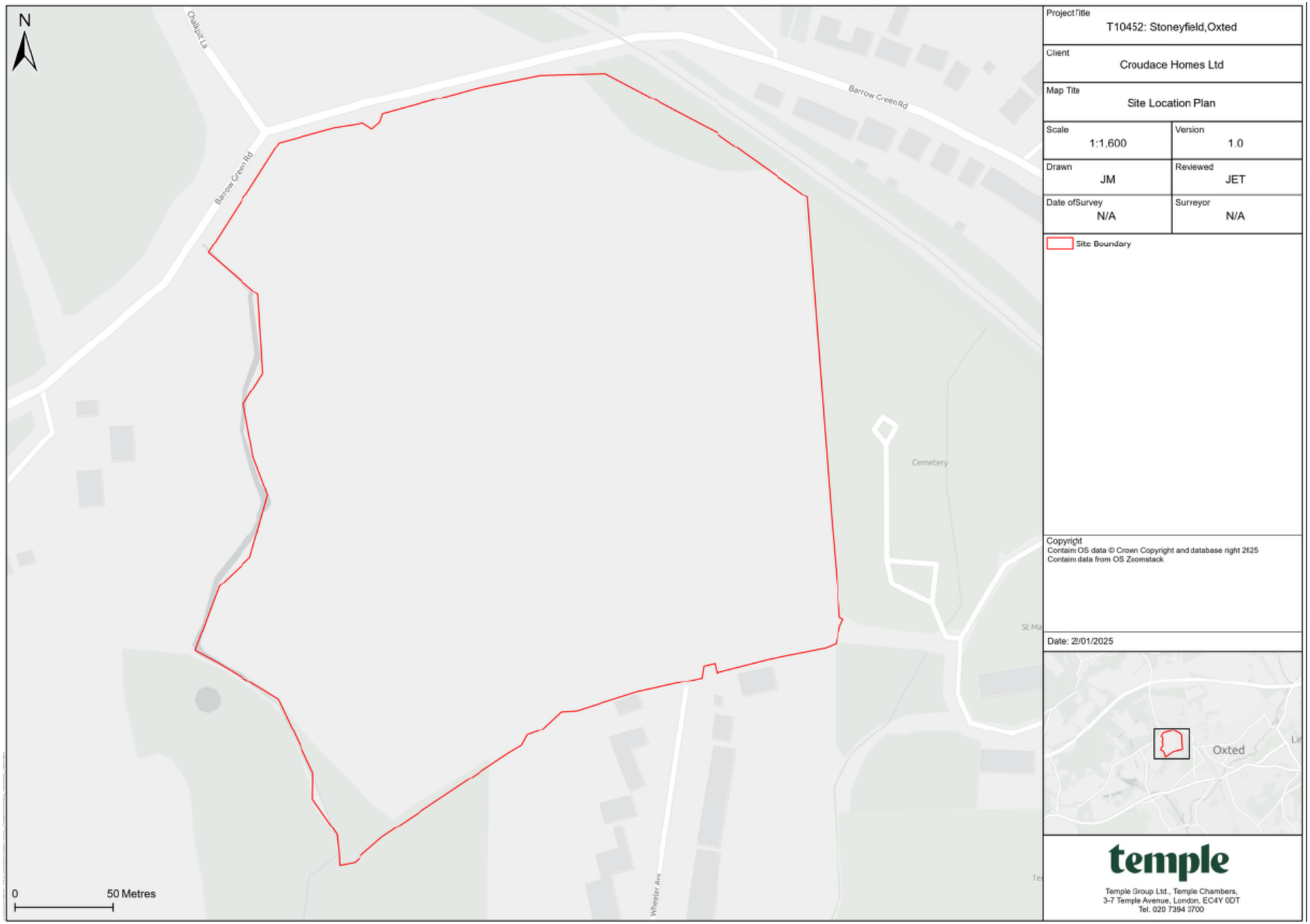
1.7.2 This ES is also available for viewing by public during normal office hours at TDC, 8 Station Road East, Oxted RH8 0BQ.

1.7.3 Copies of the NTS, the full ES and other associated documents are available (subject to availability) to purchase as either hard or digital copies from Temple Group Ltd, Temple Chambers, 3-7 Temple Avenue, London, EC4Y 0DA. Further details, including pricing, are available on request.

1.8 Alternative Formats

1.8.1 The text size used in this document has been chosen to cut down on the quantity of paper required in its production. It can, however, be printed at A3, should a larger version be required.

Figure 1.1: Site Location Boundary



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