



LAND AT MOUNT AVENUE, CHALDON

DESIGN & ACCESS STATEMENT

ECE Architecture

[18.06.2025 / D05 -1]

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.01 Introduction

This Design & Access Statement (DAS) has been prepared by ECE Architecture on behalf Sigma Homes in support of an Outline Planning Application for up to 30 residential units, 15 of which will be affordable dwellings, green infrastructure, public open space, biodiversity enhancements, parking and access infrastructure.

The proposed development of the land at Mount Avenue, Chaldon, offers an exciting opportunity to create a sustainable and attractive residential development.

The proposed scheme will be landscape-led and well integrated into the existing landscape setting to form a natural extension to Chaldon. It will provide attractive, energy efficient new homes that meet local housing needs including much needed affordable housing and will create accessible public open space that will enhance local use and enjoyment.

Client	Sigma Homes
Architect.	ECE Architecture
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Highways Consultant.	Motion
Arboriculturist	Trii Consultancy
Ecologist	UEEC
Civil Engineer	AWA Engineers
Energy & Sustainability	NUPLANET
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Archaeologist.	RPS
PR Consultant	Fairthorn



2.0 EXECUTIVE SUMMARY

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2.01 Project Overview

ECE Architecture have been instructed by Sigma Homes to provide an initial residential masterplan for an area of land at Mount Avenue, Chaldon, Surrey. This Design & Access Statement and the accompanying Illustrative Masterplan has been prepared as part of an Outline Planning Application (all matters reserved except for access) made to Tandridge District Council.

The site is a greenfield site surrounded by existing residential development on the north, east and west and is approximately 1.45 hectares in area. The site is bounded by residential properties to the north, east and west. Birchwood Lane runs along the southern boundary where the existing field access can provide a pedestrian link to the wider public footpath network. Mount Avenue is intended to provide vehicular access to the site, through the removal of a limited amount of poor quality existing hedgerow and trees.

The Biodiversity Net Gain (BNG) Assessment for the proposed residential development at Mount Avenue, Chaldon, confirms that the project achieves a measurable improvement in biodiversity. The proposed scheme will exceed the mandatory 10% BNG requirement under the Town and Country Planning Act 1990. The results reflect habitat retention, enhancement of existing features, and creation of new habitats including grassland, scrub, woodland, SuDS, and urban trees, thereby ensuring compliance with both national policy and local planning requirements for biodiversity enhancement

2.02 Design Approach

The proposed scheme has a number of key objectives acting as drivers to achieve the highest quality in urban design and architecture as set out below:

- The development should establish a high quality of built environment, responding successfully to the immediate locational constraints and the opportunities for linking with the wider context;
- The scheme should help to create a sustainable community, providing environmentally sensitive, well connected and inclusive built form;
- The homes created within the development should provide a wide range of dwelling types and sizes catering for the community housing needs;
- The development should meet the golden rule of grey belt development including provision of 50% affordable dwellings well integrated within the development with no visual distinction between open-market and affordable homes to create a vibrant mixed tenure community;
- The development should create a visually attractive, safe environment with appropriate public and private amenity spaces;
- The proposed access strategy should look to improve pedestrian access to the site;
- The proposed scheme should look to improve pedestrian links in the area through Birchwood Lane.



3.0 SITE DESCRIPTION

3.0 SITE DESCRIPTION

3.01 Site Description

The site sits within Tandridge District Council, within M25, in Chaldon, close to Caterham in an edge of settlement location. The proposed development site lies a comfortable distance from the designated Surrey Hills Area of Outstanding Natural Beauty (AONB).

The scheme will propose a well-considered design approach that respects the rural character and scenic quality of the surrounding landscape.

KEY

- AONB Designation
- Site Location



AONB Location Map

3.0 SITE & CONTEXT

3.02 Site Description

The development site is situated approximately 2.3-kilometers [32-minute walk or 11-minutes cycle] west of central Caterham and 1.7-kilometers [23-minute walk or 6-minute cycle] to Caterham-on-the-Hill, which offers residential amenities including a railway station, shops, pubs & restaurants, library, sports facilities, etc.

The greenfield site measures approximately 1.45 hectares in size and is situated on the eastern edge of built up area of Chaldon. It is within the Metropolitan Green Belt and is undeveloped grazing and agricultural land.

The development area is contained on three sides by residential dwellings and Birchwood Lane to the south. The southern and western boundaries also have strong existing trees and hedgerows but there are more sporadic gaps to the north and the east of the site.

The existing access to the site is gained from Mount Avenue to the north of the site. The topography of the site has a natural incline from south-east to north-west with the land at its highest in the south-eastern corner of the site and the land falling away to the north-west.



1 - View looking South from Mount Avenue



2 - View looking North-West from Birchwood Lane



Location Plan



3 - View looking North-East from Birchwood Lane



4 - Aerial View looking North-East

3.0 SITE & CONTEXT

3.03 Local Transport Modes

The site is well-connected in terms of local transport infrastructure, offering access to various sustainable transport modes. Located near Rook Lane and Birchwood Lane, the site benefits from proximity to multiple public rights of way, including well-established pedestrian routes that facilitate walkable access throughout the surrounding residential area.

Notably, bus stops are located within a short walking distance along Rook Lane, offering local services that connect Chaldon with Caterham and other nearby settlements. Additionally, Caterham Train Station is situated approximately 2.3 km to the east of the site and can be reached within a 30 minute walk or a short bus or cycle ride. The station provides direct rail links to London and other destinations, enhancing the site's connectivity for commuters.

Overall, the area demonstrates a balanced mix of pedestrian-friendly pathways, public transport options, and regional rail access (see Section 01 of Transport Statement), supporting sustainable travel and reducing reliance on private vehicles.

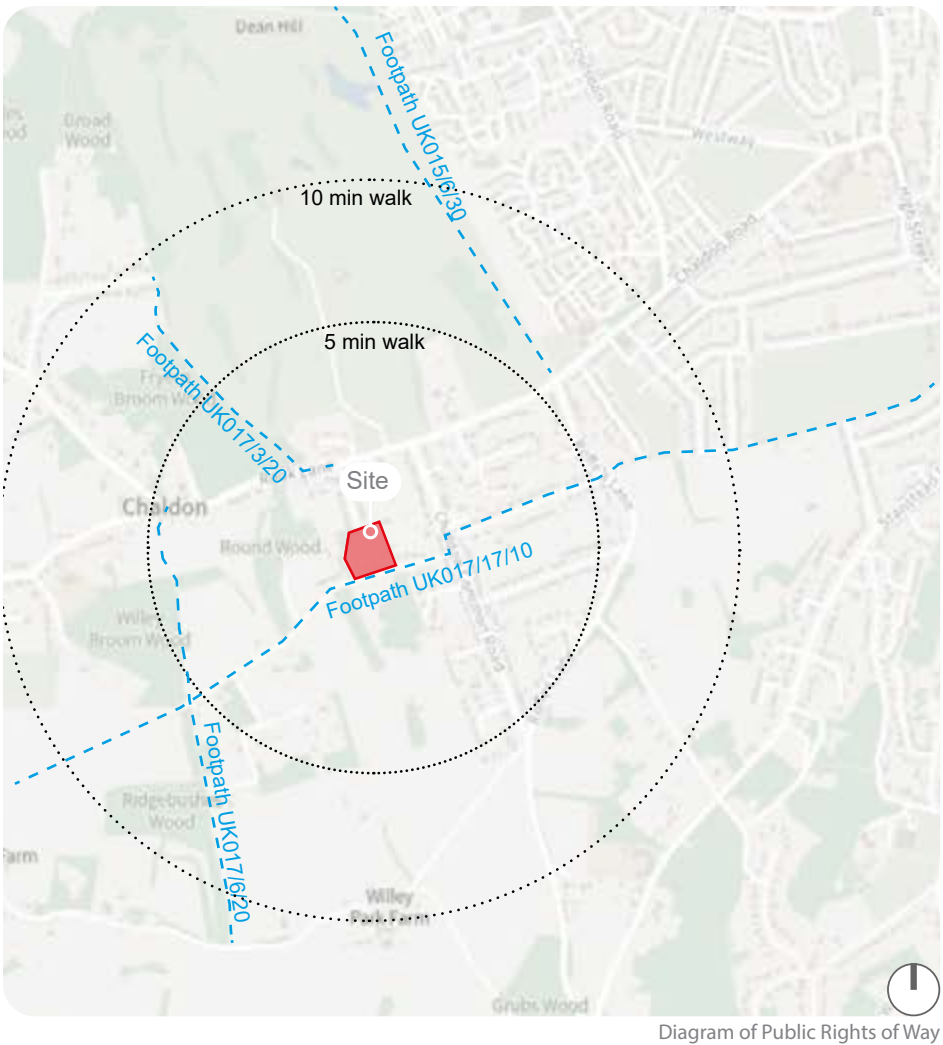


Diagram of Public Rights of Way



Wilder Context Aerial View

- KEY**
- PROW
 - Site Location
 - - - Parish Boundary
 - Train Line
 - 🚂 Train Station

3.0 SITE & CONTEXT

3.04 Local Facilities and Amenities

The site is situated on the eastern part of Chaldon, within the defined boundary of the village. It lies just south of Rook Lane and is situated in a semi-rural residential area, described in Caterham, Chaldon & Whyteleafe Neighbourhood Plan as rural fringe, surrounded by green spaces and woodland. The site is approximately halfway between Chaldon’s historic core near St. Peter & St. Paul Church to the west and the more urbanised areas near Coulsdon Road to the northeast. Its position offers convenient access to local amenities while maintaining a countryside setting, typical of the Chaldon area.

The village of Chaldon also has several primary and infant schools as well as independent and special education schools. The nearest school to the site is The Clifton Hill School, an all-young people school with severe and profound multiple learning difficulties, which is only 0.7 km north-east of the site.

Accessibility By Bus : The site is well connected to public transport, with bus stops located approximately 150 metres away (a 2-minute walk or 1-minute cycle) at the junction of Rook Lane and Mount Avenue. These stops provide services to Warlingham and Reigate via Caterham, and are equipped with pole and signage. Caterham rail station is accessible via these bus services. Local amenities such as shops, medical centres, schools, and leisure facilities are also within easy reach. Full bus route details and frequencies are listed in Table 3.1 of the Transport Statement.

Accessibility By Rail : Caterham railway station is approximately 2.3 kilometres from the site, equating to a 32-minute walk or 11-minute cycle, and provides train services to London Bridge. The station includes 32 cycle parking spaces (with CCTV coverage), 130 car parking spaces, and a Taxi Rank. The 411 bus service offers direct access to the station and also connects to Whyteleafe South, Whyteleafe, Upper Warlingham, Mersham, Redhill, and near Reigate station.s. Further details are outlined in Table 3.2 of the Transport Statement.

Access to local amenities : The site is approximately 2.3 km (a 32-minute walk or 11-minute cycle) from central Caterham, which includes the rail station, Church Walk shopping centre, Morrisons, and Lidl. It is also around 1.7 km (23-minute walk or 6-minute cycle) from Caterham-on-the-Hill High Street, offering a Co-op and pharmacy. Nearby amenities include Westway (approx. 1.5 km, 21-minute walk/6-minute cycle) with a convenience store and pub, and Guards Avenue (approx. 1.8 km, 25-minute walk/6-minute cycle, with a medical practice, pharmacy, and Tesco. St Peter and St Paul CoE Infant School and Chaldon Village Hall (with pre-school) are both about 850 metres away (12-minute walk). The area also benefits from good pedestrian permeability with footpaths and off-road routes providing access to key destinations.

Please refer to Motion Transport Statement for further detailed information.



Site Amenities Plan

KEY

- | | | | | | |
|---|-------------------------|---|-------------|---|----------------|
|  | Church/Place of Worship |  | Parks |  | School/Academy |
|  | Medical |  | Leisure |  | Bus Stops |
|  | Retail/Commercial |  | Post Office | | |

3.0 SITE & CONTEXT

3.05 History and Heritage of the site

The site lies outside the designated conservation area of Chaldon. There are no listed buildings on the site or in the vicinity, with the closest being a small group just over 400m away.

These include Rook Farmhouse, a fine example of traditional rural architecture reflecting the area’s agricultural past; Rook Cottage, which contributes to the historic character of the Lane; and a timber-framed barn located in the curtilage of Rook Farmhouse, valued for its vernacular architecture and historical significance.

The site does not lie in an area known to be of any special archaeological significance but a full analysis of the potential archaeological interest of the site and of its wider landscape setting has taken place for the proposed development.

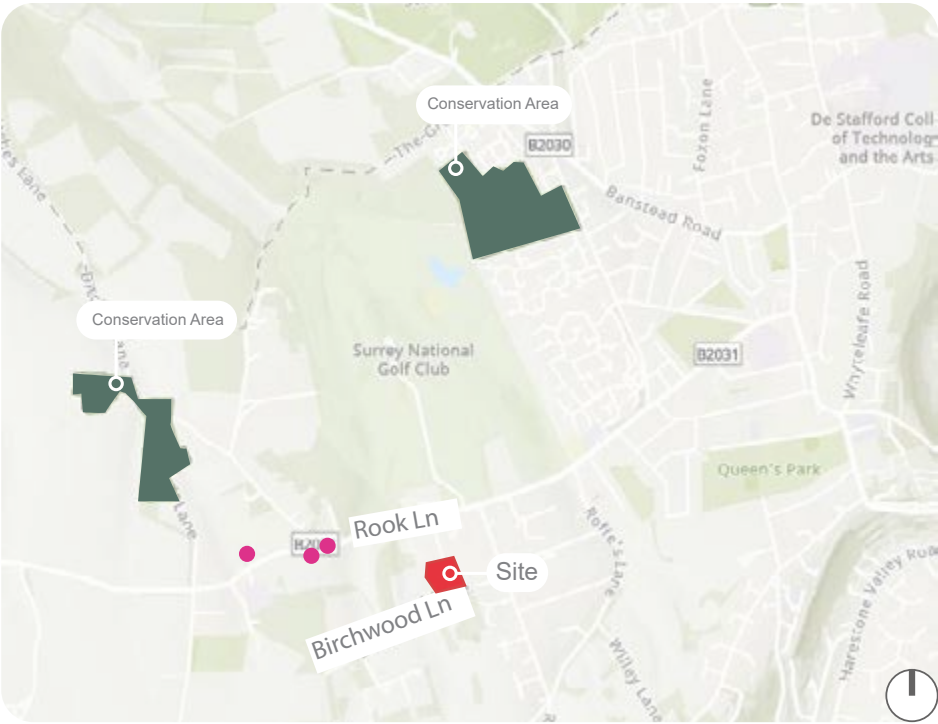
Please refer to RPS archaeological desk-based assessment (DBA) report for further detailed information.



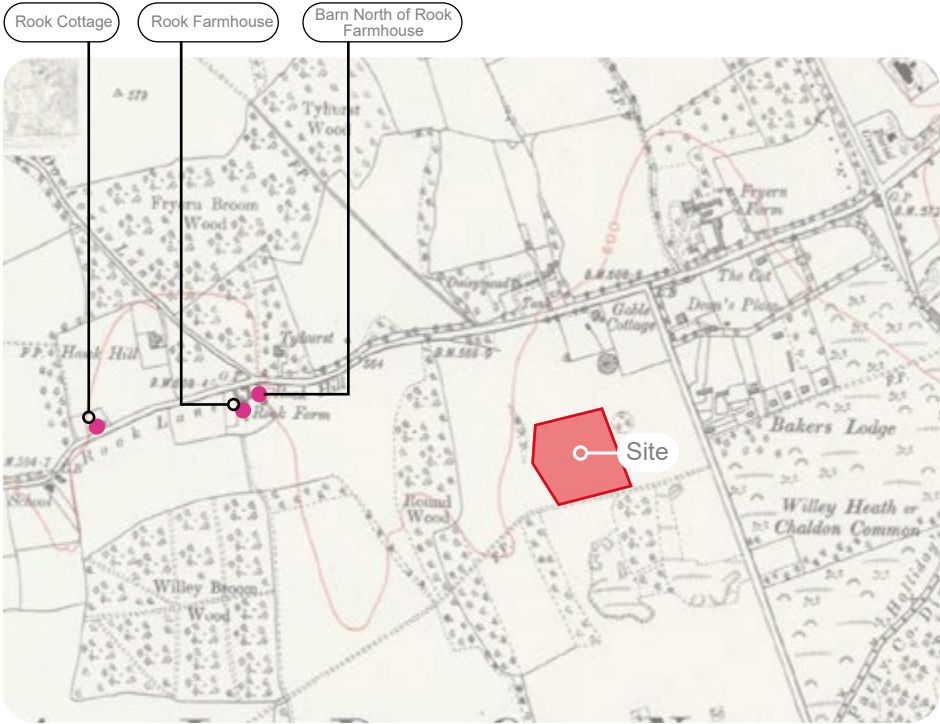
Rook Farmhouse & Barn



Rook Cottage



Conservation Area Map



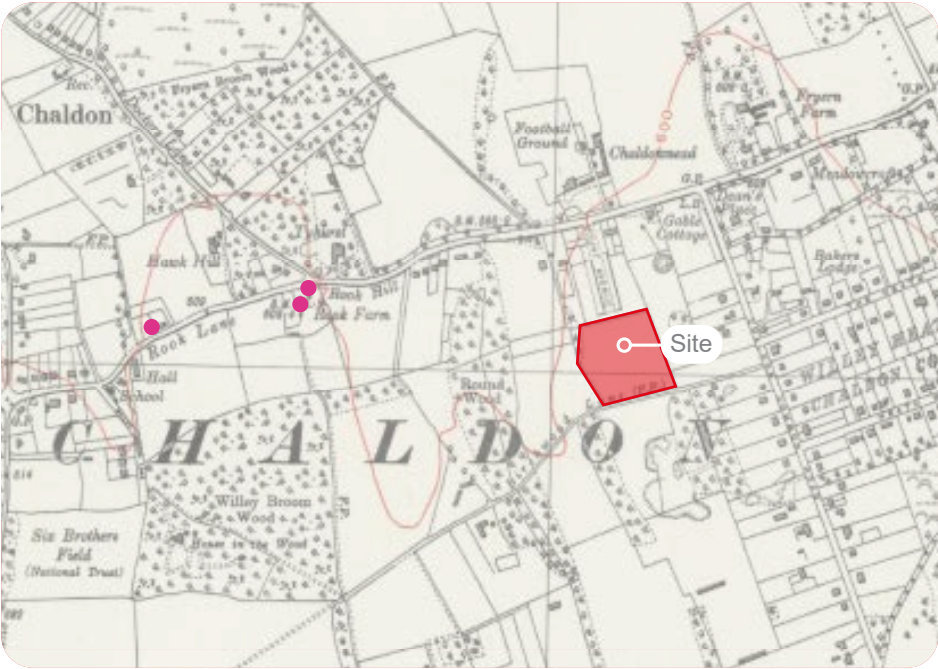
1860 Map

In the 1860 map, the area surrounding the outlined site is predominantly rural, characterised by large open fields and sparse woodland. There are only a few scattered buildings along Rook Lane and Chaldon Common Rd, with minimal signs of settlement or infrastructure development. Chaldon appears as a small hamlet, maintaining a traditional agriculture landscape.



1900 Map

By 1900, there is a slight increase in built structures and land division, indicating the early stages of development. The pattern of roads remains consistent, but there is more definition in property boundaries and agriculture plots. The area surrounded the site retains its rural character, though signs of a growing settlement are becoming visible particularly to the north and the west of the site.



1940 Map

The 1940 map shows more significant development in the Chaldon area. There is an increase in residential buildings and land subdivision, suggesting a shift towards a more suburban character. The road network remains similar, but housing density around the site has clearly grown. The area is transitioning from a purely agricultural setting to a more mixed-use landscape with growing residential presence.

3.0 SITE & CONTEXT

3.06 Existing Trees

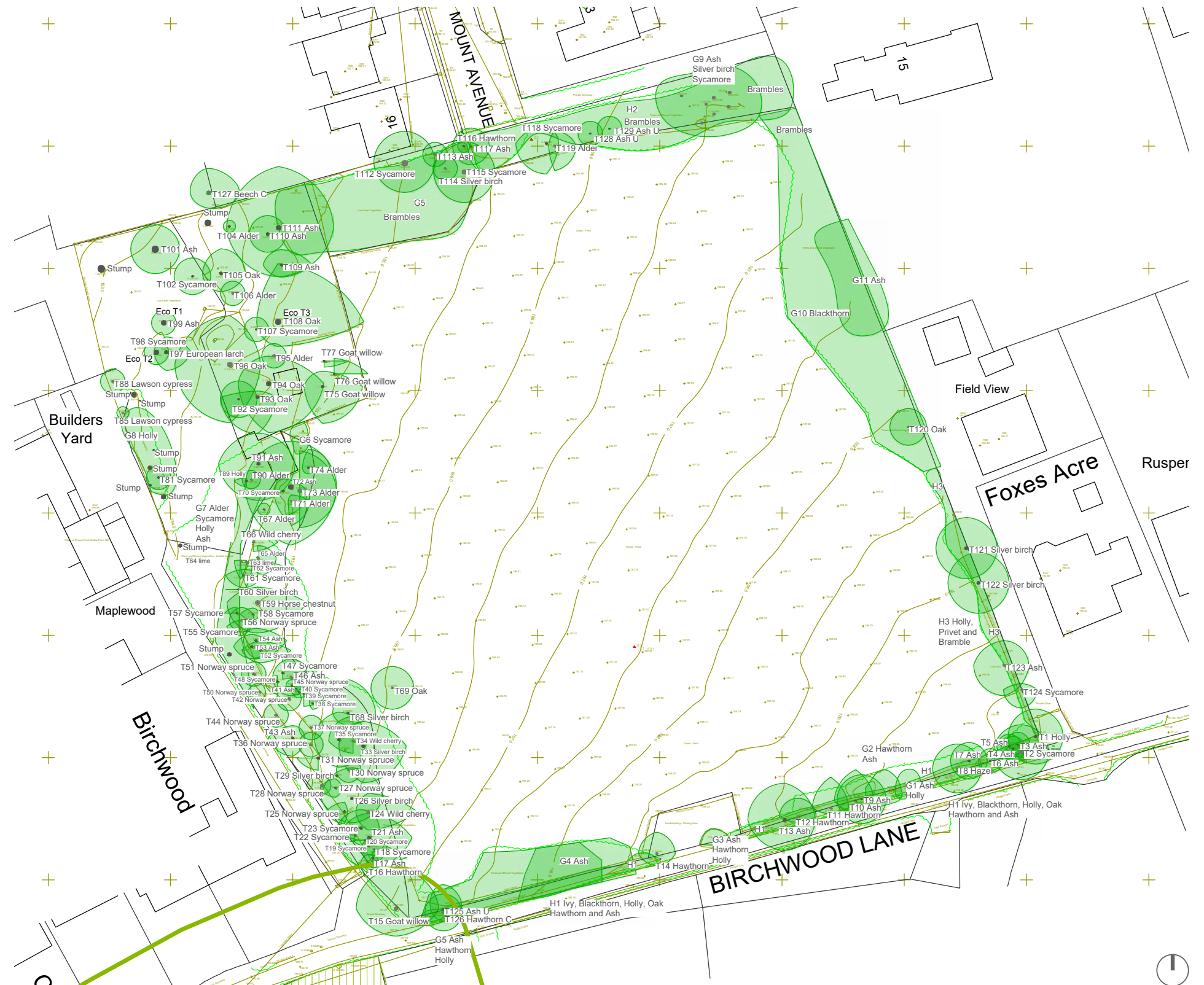
Sigma Homes commissioned TRII Consultancy Ltd. to undertake a detailed tree survey and arboricultural impact assessment in line with BS 5837:2012 – the British Standard for trees in relation to design, demolition, and construction.

The assessment supports a design approach that retains the majority of existing trees, which will be protected throughout construction using secure tree protection fencing. This retention strategy ensures the site maintains a strong green character, with leafy views and a well-defined natural boundary that contributes positively to the surrounding landscape.

A supervising arboriculturist will conduct regular site inspections during construction to monitor the health of retained trees and ensure that protective measures remain effective.

In sensitive areas where footpaths or hard surfaces are proposed near tree roots, specialist 'no-dig' construction methods will prevent any impact on tree vitality.

New planting, including native trees and hedgerows, will complement the retained vegetation, reinforcing the site's green setting. This approach helps integrate the development within its landscape context, promotes biodiversity, and enhances the overall sense of place.



Tree Survey Conducted by Trii Consultancy

3.0 SITE & CONTEXT

3.07 Preliminary Ecological Appraisal

A Preliminary Ecological Appraisal was undertaken for the site of a proposed residential development at Mount Avenue, Chaldon. The appraisal identified several ecological features, including Priority Habitats and potential protected species. While most of the site is of low ecological value, certain habitats and species require consideration and mitigation.

Key Ecological Findings - Designated Sites: No internationally designated sites nearby and no non-statutory sites of local importance; several national (SSSI, AONB, NNR) and 7 potential Sites of Nature Conservation Interest (pSNCI) identified. Priority Habitats on-site: Lowland Mixed Deciduous Woodland & species-rich Hedgerows. Species Records (within search area) include bats, badger, birds, reptiles, amphibians, and invertebrates bluebells.

Constraints Identified - Ancient Woodland 10m from site boundary – potential vulnerability to construction impacts; to be protected with a 15m buffer. Habitat loss: Approx. 1.17ha of low ecological value habitats (e.g. grassland, scrub, hardstanding) expected to be lost.

Recommendations - Further ecological surveys are recommended, including for hazel dormouse, roosting bat surveys for trees if felling is proposed, and a repeat badger survey within two months of starting works. No dormice were recorded and they are likely absent from the site, and no trees suitable for bats are proposed to be removed. Precautionary measures should include vegetation clearance outside the bird nesting season, establishing buffer zones for nearby Ancient Woodland, and installing protective fencing and external lighting will be avoided or reduced to the minimum required for its intended purpose, during both construction and operation. Ecological enhancements will involve restoring and planting native hedgerows, installing bird and bat boxes, creating habitat piles for wildlife, using bat-friendly plant species in landscaping, and managing retained woodland to improve its ecological value.

Conclusions - The majority of the survey area is of low ecological value. Significant constraints to the Proposed. Development were identified including Priority Habitats and the potential presence of nesting birds, roosting bats, and reptiles. However, proportionate and effective mitigation is available to protect against the risk of impacts. No further surveys are required prior to submitting a planning application.

A Biodiversity Net Gain Assessment has been undertaken and concludes that the proposals will lead to a 13% net gain in area habitats, as well as a 123% gain in hedgerow habitats.

Further information can be found in Preliminary Appraisal and Biodiversity Net Gain Assessment by Urban Edge Environmental Consulting by Urban Edge Environmental Consulting submitted as part of this application.

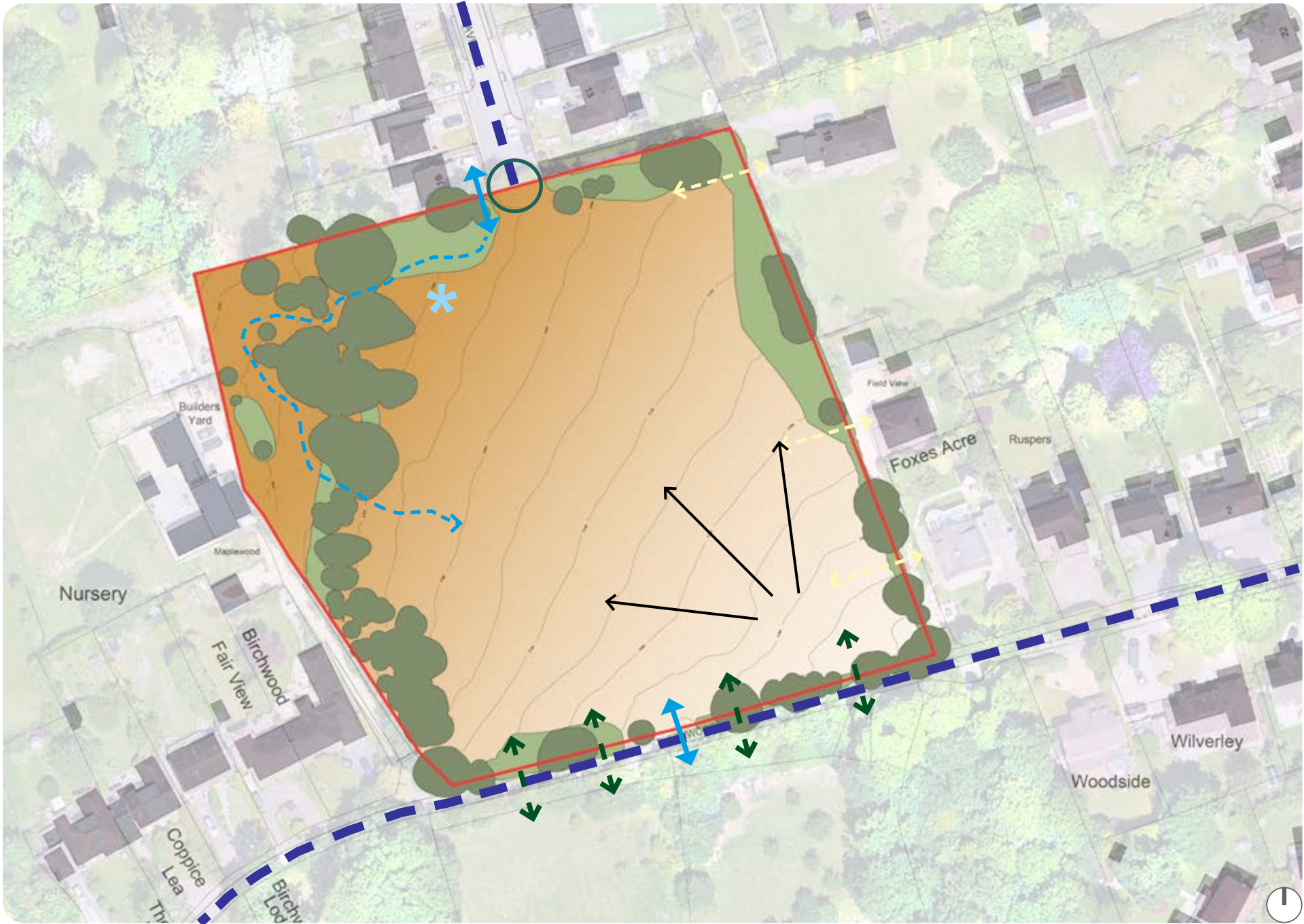


3.0 KEY PRINCIPLES

3.08 Opportunities and Constraints

As part of the design process, the wider opportunities and constraints of the site have been analysed, which include:

- The existing boundary vegetation of the site should be retained, reinforced and enhanced to help soften views towards the proposed site.
- Ensure that any proposed built form is suitably offset from the root protection areas of existing trees that are to be retained;
- Ensure built form is suitably offset to preserve the amenity of the neighbouring settlement;
- Look to introduce open space at the lowest point of the site to support sustainable drainage;
- There is an opportunity for the site to be accessed via a new vehicular entrance off of Mount Avenue;
- Seek opportunities for habitat creation and enhancement to ensure 10% BNG;
- Opportunity to improve pedestrian access in and around the site with accesses to both Mount Avenue & Birchwood Lane;
- Opportunity to position attenuation features in the lowest part of the site;



KEY	
	Site Boundary
	Existing Trees
	Residential Interface
	Sensitive Edge to Countryside
	Road Network
	Proposed Site Access Point
	Existing Scrub

	Proposed pedestrian links
	Potential pond location
	Site Fall
	Highest area of the site
	Lowest area of the site
	Potential pedestrian path through woodland

Constraints and Opportunities Plan

3.0 KEY PRINCIPLES

3.09 Development Concept

A series of design principles have been identified for the site and these are illustrated on the development concept plan shown on the right. These principles include:

- Creation of a singular area of development with proposed built form orientated to be predominantly outward looking towards the site boundaries, creating separation to the rural context and promoting good urban design and Secured by Design principles;
- Potential for an informal open space to be introduced that sits next the site entrance, utilising and improving existing woodland as well as providing clear connectivity through to the north of the site;
- Potential to improve biodiversity throughout the site by introducing appropriate native planting species as part of an extensive landscaping strategy;
- Retain the existing trees and hedgerows on the site boundaries to create green edges that screen the development whilst offering additional privacy to the proposed dwellings;
- Preserve the neighbouring settlements amenity by respecting the building line along Birchwood Lane as well as by backing proposed dwellings onto the eastern boundary to create a greater separation distance between the properties;
- Dwellings fronted to address new vehicular access to site from Mount Avenue;
- Well-overlooked pedestrian link from Birchwood Lane through to Mount Avenue;
- Introduction of attenuation basin in the lower part of the site, creating the opportunity to increase habitat creation and enhance biodiversity;
- Introduction of active street frontages in order to aid passive surveillance over the recreation areas;
- Position key dwellings to frame views within the site;



Development Concept Plan

KEY

- ↔ Main vehicular access
- Public open space
- Existing trees
- Key frontages
- Existing hedgerow
- Residential block/associated green
- Residential interface

- Potential pedestrian links/footpaths
- Attenuation pond
- Site boundary
- Existing road network

4.0 ARCHITECTURAL CONTEXT

4.1 ARCHITECTURAL CONTEXT

4.01 Local Architectural Precedents

The surrounding architectural context, as illustrated in the provided images, is characterised by a mix of mid-20th-century and later suburban housing styles, displaying a varied but cohesive residential character. Materially, the dwellings commonly use red or buff brick, painted render, and occasional areas of tile-hanging or timber cladding.

Roofscapes are dominated by gabled and hipped forms with clay or slate tiles, often incorporating modest projections such as porches or canopies. Features like triple-pane windows, brick quoining, and expressed gable ends contribute to a domestic and slightly vernacular appearance, reflecting a mix of traditional detailing and post-war suburban design.



Architectural Precedent Location Map



1.Tile hanging & triple pane window - Birchwood Lane



2.Arched Brick Head - Mount Avenue



3.Mono-pitch Canopy over door & projected bay - Mount Avenue



4.Slate Hipped Roof - Chimney Chaldon Common Road



5.Brick Quoins & Brick Window Head - Sunny Rise



6.Mono-pitch Canopy over door & projected bay - Mount Avenue



7. Brick Quoins window surround & Soldier Course - Mount Avenue



8.Semi detached - expressed gable & hipped roof - Roffes Ln



9.Feature Weatherboarding & Red multi-brick - Sunny Rise

5.0 CONSULTATION

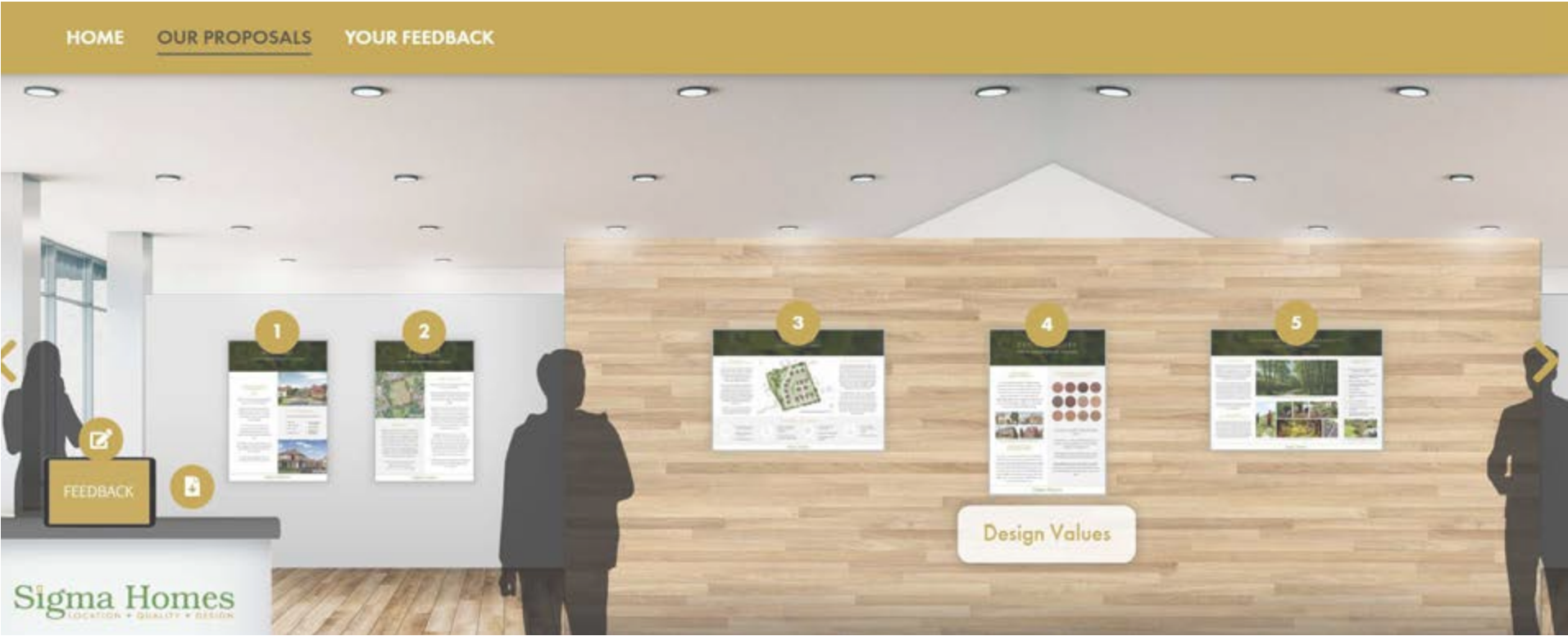
5.0 CONSULTATION

5.01 Public Consultation

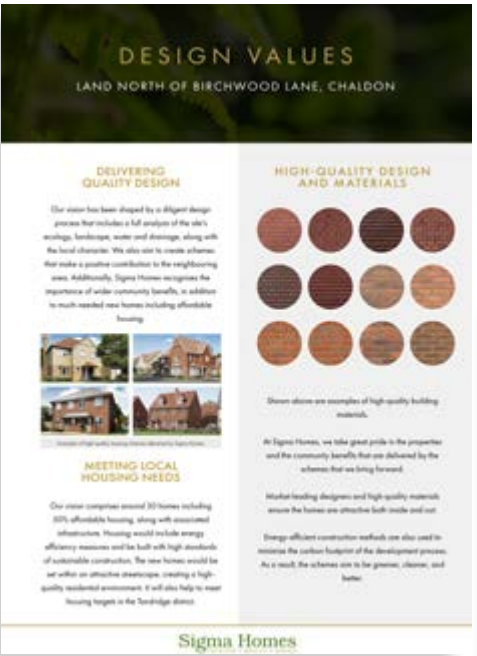
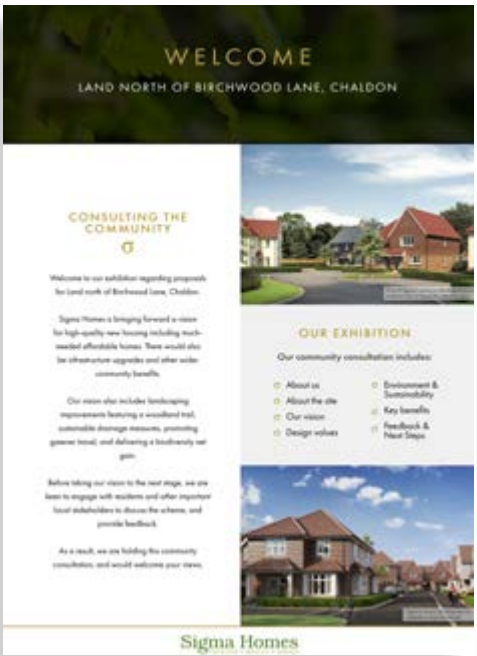
Sigma Homes have adopted a comprehensive consultation and community involvement strategy from the outset of this project and before the proposals were shared with the community, appropriate steps were taken to discuss the principle of development with statutory bodies and experts.

A thorough and robust community consultation was launched by the project team on Friday 2nd May 2025. It included the circulation of 700 leaflets to the properties nearest to the proposal site with details about the scheme and how to take part in the consultation. It also signposted residents and other important local stakeholders to the project website – chaldon.your-feedback.co.uk – of which a screen shot is shown.

The project team arranged meetings with key stakeholders, and this included representatives of Chaldon Village Council. At the request of its members, a community drop-in session was arranged for Wednesday 18th June 2025 at Chaldon Village Hall. This was promoted with a second community flyer covering the same 700 properties as the first time around, which was delivered on Saturday 31st May 2025 to give ample notice of the event.



Public Consultation Material



6.0 THE ILLUSTRATIVE MASTERPLAN

6.0 THE ILLUSTRATIVE MASTERPLAN

6.01 The Masterplan Approach

The approach to the masterplan adopts a singular parcel of development, with an open space wrapping to the north, west and south boundaries of the site. The proposed layout will be able to accommodate up to 30 dwellings and will create a landscape-led and sustainable place to live that integrates with both the local community and the surrounding context.

The Illustrative Masterplan demonstrates that such an addition to the built up area can be created in a visually integrated, environmentally sensitive and sustainable manner with housing that is deliverable on the site to meet Tandridge District Council’s housing needs.

Although the planning application is in outline form, the Illustrative Masterplan demonstrates the intended amount and location of residential development, the positioning, structure and hierarchy of the road network, the location of open spaces and the overall landscape framework.

The site layout offers a fully compliant parking provision, in the form of driveways, parking to the side of dwellings, garages and lay by spaces for visitors.

The site layout incorporates a fully considered drainage strategy that will utilise sustainable drainage features such as attenuation basin where there will be generous areas for ecological enhancement throughout the site.

The existing area of woodland to the northwest will be retained, enhanced and sensitively managed, with access provided for residents.



Illustrative Masterplan

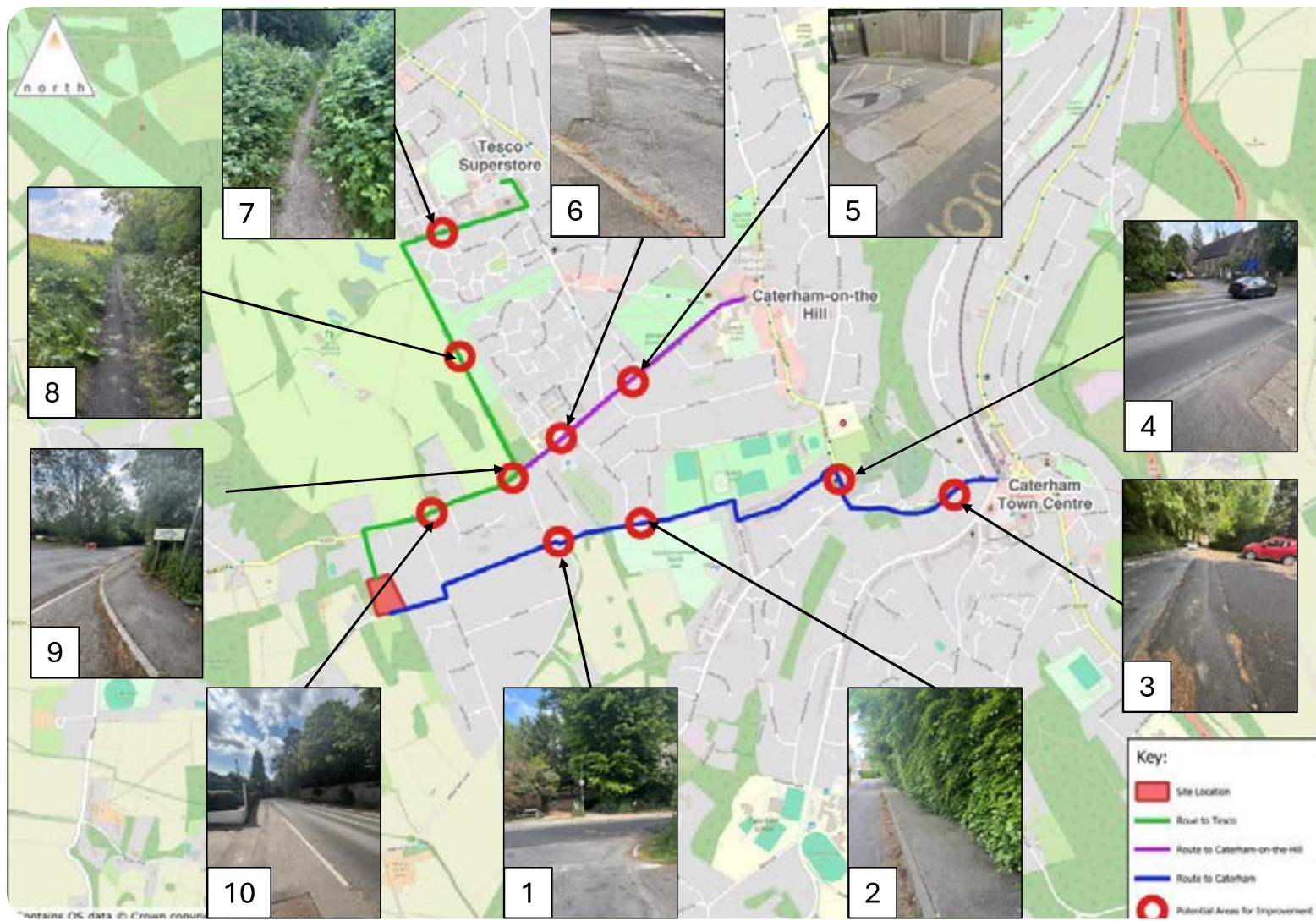
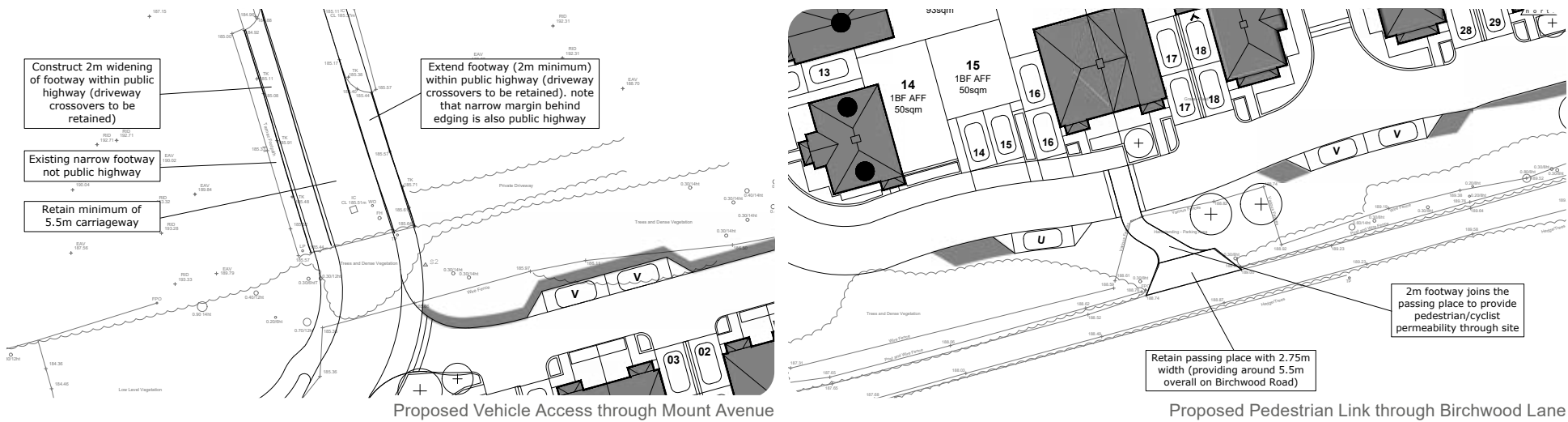
6.0 THE ILLUSTRATIVE MASTERPLAN

6.02 Access Strategy

The Transport Statement supports an outline planning application with all matters reserved except for access for up to 30 residential dwellings (50% affordable) on land south of Mount Avenue, Chaldon. It outlines the proposed access, sustainable travel opportunities, policy context, and transport impact. The development promotes walking, cycling, and public transport use while ensuring compliance with local and national policy frameworks, summarised as follows:

- Access & Connectivity** : Safe and suitable vehicular access will be provided from Mount Avenue, with appropriate junction visibility in both directions. A secondary pedestrian and cycle-only access will be created onto Birchwood Lane through an existing lay-by, enhancing connectivity and offering shorter routes to Caterham for new and existing residents. The development location allows good access to Caterham town centre, rail station, schools, shops, and other amenities by active modes.
- Transport Policy Compliance** : The proposals align with national and local transport policies, including the National Planning Policy Framework (2024), Surrey County Council's Local Transport Plan 4, and Tandridge District's Core Strategy and Local Plan policies. The scheme reflects a vision-led, sustainable transport approach with emphasis on reducing car dependency and encouraging active travel.
- Sustainable Travel Infrastructure** : Car and cycle parking will be provided in line with Tandridge's adopted standards. All homes will have active electric vehicle charging provision from the outset, and secure cycle storage—including e-bike charging—is proposed. The scheme also identifies and supports opportunities for improving local footways to further encourage walking and cycling.
- Trip Generation & Highway Impact** : The development is expected to generate approximately 16 two-way vehicle trips during peak hours and 141 throughout the day, equating to about one additional vehicle movement every 4 minutes during busy periods. These volumes are low and are not considered to pose a significant impact on the operation or safety of the local road network.
- Public Transport** : The site is well served by public transport, with bus stops approximately 150 metres away on Rook Lane, offering services to Caterham, Warlingham, and Reigate. Caterham railway station is around 2.3 kilometres away, accessible by foot, cycle or bus, and provides direct services to London Bridge and other destinations.

Further information can be found in Transport Statement by Motion submitted as part of this application.



- Potential Areas of Improvement:
1. Pedestrian crossing with dropped kerbs and tactile paving
 2. Vegetation to be cut back
 3. Copenhagen Style crossing
 4. Pedestrian crossing with dropped kerbs and tactile paving
 5. Copenhagen Style crossing/ tactile paving (google images)
 6. Pedestrian crossing with dropped kerbs and tactile paving
 7. Vegetation to be cut back
 8. Vegetation to be cut back and potentially resurfacing
 9. Pedestrian crossing with dropped kerbs and tactile paving
 10. Pedestrian crossing with dropped kerbs and tactile paving

Potential Pedestrian Improvements

6.0 THE ILLUSTRATIVE MASTERPLAN

6.03 Accessibility Approach

The approach to accessibility will be based upon the following access principles:

- Vehicular access to be provided from Mount Avenue;
- Two pedestrian accesses are proposed. One to the north of the site onto Mount Avenue and another to the south of the site on to Birchwood Lane;
- Green routes, framed with appropriate planting, should be created through the site to provide a rural character to dwelling frontages;
- A sustainable location improving pedestrian and cycle access along Birchwood Lane to Chaldon town centre; More efficient car use should be encouraged, with non-vehicular modes of transport encouraged for short journeys to local services facilitated where needed by off-site highway works;
- Adequate storage to be provided for bicycles at rear gardens;

Further information can be found in Transport Statement by Motion submitted as part of this application.

KEY

 Vehicle Access Point

 Principal Road

 Proposed Footpath Links

 Shared Surface

 Informal Pathway

 Raised Pedestrian Crossings



Accessibility Approach Diagram

6.0 THE ILLUSTRATIVE MASTERPLAN

6.04 Ecological Approach

The Biodiversity Net Gain (BNG) Assessment for the proposed residential development at Mount Avenue, Chaldon, Surrey, evaluates the ecological impact of constructing up to 30 new dwellings on approximately 1.49 hectares of predominantly grassland and scrubland. Commissioned by Sigma Homes Ltd, the assessment was conducted using Defra’s Statutory Biodiversity Metric, which quantifies biodiversity value before and after development based on habitat type, condition, distinctiveness, and strategic significance. A key objective of the scheme was to achieve at least a 10% net gain in biodiversity, a requirement under the Environment Act 2021. Through the incorporation of BNG principles from the outset, the site layout was informed by ecological constraints and enhancement opportunities, ensuring that existing woodland and hedgerows were retained and improved. Following this process, the assessment calculated a net gain of 13.52% in habitat units and 123.23% in hedgerow units, thereby exceeding statutory requirements and aligning with national and local biodiversity policy objectives.

On-site Habitat Enhancements

- Woodland : Existing woodland areas have been retained and improved, with their condition upgraded from poor to moderate.
- Hedgerows : These have been enhanced in both structure and species diversity. Additionally, there has been some habitat trading, with a line of trees converted into species-rich hedgerows.

New Habitats Created :

1. Approximately 0.14 hectares of Other neutral grassland
2. 0.13 hectares of Mixed scrub
3. 0.01 hectares of Sustainable Drainage Systems (SuDS)
4. 13 urban trees planted across the site

Further information can be found in Biodiversity Net Gain Assessment by Urban Edge Environmental Consulting submitted as part of this application.



KEY

- Survey Area
- Other Neutral Grassland
- Mixed Scrub
- Developed Land, Sealed Surface
- Introduced Shrub

- Lowland Mixed Deciduous Woodland
- Sustainable Urban Drainage Feature
- Vegetated Garden
- Other Woodland; Mixed
- Developed Land, Sealed Surface, Building

- Native Species Rich Hedgerows with Trees
- Line of Trees
- Urban Tree (Small)

Habitats Post Development Plan

6.0 THE ILLUSTRATIVE MASTERPLAN

6.05 Landscape & Open Space Strategy

The proposed development has been designed to integrate seamlessly with its surroundings, respecting the landscape character while also enhancing biodiversity. Located within a settlement fringe, the site is naturally enclosed by residential developments, roads, and vegetation, which inherently limits its visibility and influence on the broader Green Belt. The landscape of this area lacks significant designations, presenting opportunities for enhancement through native planting and sensitive boundary treatments.

Green Belt Analysis has been conducted, assessing the site against the National Planning Policy Framework (NPPF) purposes, and confirming its minimal contribution to openness. The strong enclosure provided by built and natural features ensures that the proposed development will not result in urban sprawl or contribute to the merging of settlements. Given the existing residential nature of the area, the introduction of new dwellings will not significantly increase activity levels beyond the current baseline.

The analysis differentiates between visual amenity and the visual aspects of openness. Due to the physical containment of the site, the development would have a limited effect on both spatial and visual openness, being visible only within its immediate surroundings and avoiding long-range impacts. Moreover, the enclosed landscape and existing built features ensure minimal intrusion into the wider Green Belt.

Recent revisions to the NPPF introduced the concept of “Grey Belt,” referring to enclosed areas within the Green Belt that do not significantly contribute to its purposes. The site fits within this definition, aligning with evolving policy considerations for sustainable development. Its strong physical boundaries and proximity to existing residential areas make it a logical candidate for development under these emerging guidelines.

In summary, the proposed development aligns with the core objectives of the Green Belt while offering landscape improvements that enhance ecological and visual qualities. By adopting a sensitive design approach, the scheme adheres to planning policy while maintaining the integrity of the local environment.

Please refer to Landscape Statement provided by LVIA for further information.



Public / private boundary demarcations



Informal open space proposed through site

6.0 THE ILLUSTRATIVE MASTERPLAN

6.06 Affordable Housing Provision

There is a considerable need for affordable housing within Tandridge District Council.

The affordable provision shown on the Illustrative Masterplan would provide a comprehensive range of dwellings aimed at meeting the diverse requirements, including a mixture of houses ranging from 1 to 4 bedrooms. The proposed development would provide 15 affordable dwellings out of the total of 30 dwellings. This would result in a 50% of the dwellings provided being affordable housing as required by a grey belt site.

The Illustrative Masterplan shows the affordable housing located in a number of small clusters arranged both in the centre of the site and in the south-west corner thus would create a mixed and balanced community. The provision of the informal green and open spaces would be open and available to all residents of the development again contributing to creating a cohesive community within the development.

Affordable Dwellings - 50% (75% Affordable Rent, 25% Shared Ownership)

- 4no. 1-Bedroom Flats
- 5no. 2-Bedroom Houses Semi-Detached
- 5no. 3-Bedroom Houses Semi-Detached
- 1no. 4-Bedroom Houses Detached

- ### Open Market Dwellings - 50%
- 4no. 2-Bedroom Houses Semi-Detached
 - 6no. 3-Bedroom Houses Semi-Detached
 - 4no. 3-Bedroom Houses Detached
 - 1no. 4-Bedroom House Detached

KEY

 Affordable Dwellings



Tenure Diagram

6.0 THE ILLUSTRATIVE MASTERPLAN

6.07 Flood Risk & Drainage Approach

The risk of flooding in both rural & urban areas has increased over recent years through a mix of climate change bringing high levels of rain fall which are closer to 100-year storm levels, and extensive development of greenfield sites resulting in the reduction of permeable surfaces. This has led to increased surface water run-off into an already over loaded drainage system.

A drainage report has been undertaken by AWA Engineers to identify potential design considerations across the site to help develop the proposed drainage design.

Flood risk

The site is within flood zone 1 has a low probability of flooding from rivers and the sea.

Sustainable drainage design

The proposed drainage strategy for the site will be to incorporate deep bore soakaways, allowing for rainwater infiltration within the deep chalk layers, which will minimise surface water run-off from the site and maximise the sustainability credentials of the development.

Please refer to the full Drainage Report provided by AWA Engineers for further detail.



7.0 DESIGN PRINCIPLES

7.0 DESIGN PRINCIPLES

7.01 Architectural Approach

There is an opportunity to incorporate elements of the local vernacular into the architectural design of new buildings that reflect the character of buildings in the immediate context of Chaldon area.

An underlying architectural style will permeate the development, characterised by deep and generous window proportions, a varied but cohesive use of traditional materials and features such as bay windows, chimneys, porches and gables to provide interest and variety in the new streets.

The common architectural language could follow through to the external materials, with boundary walls, hard surfacing and fencing all common through the scheme. The built form will include grouped buildings that will share common materials within a wider palette covering the development as a whole.

7.02 Materials

The architectural form and character of the development, the design of the houses and the proposed materials would look to reflect the style and materials traditionally used within the local area.

The Site Plan provides for well proportioned housing with simple roof forms in a traditional style. Buildings could incorporate elements of symmetry along with feature gables, barn-ends, projecting bays, pitched roof dormers, chimneys and porch details to create a high quality of aesthetical interest within the street-scene.

As such the proposed development could utilise the materials to create a varied palette throughout the site, including a mixture of local red/brown brickwork, plain tile hanging and full height weatherboarding to create variation within the street scene and emphasise different areas throughout the development.

7.03 Scale

Based on the figure-ground plan provided, the proposed development demonstrates a considered response to the existing urban grain. The surrounding context is characterised by a relatively loose, low-density arrangement of predominantly detached and semi-detached dwellings.

The proposal respects this pattern by maintaining a similar scale and spacing, with two-storey buildings arranged in a coherent layout that reflects the prevailing built form. The curved configuration of the new dwellings introduces a sense of enclosure and community, while still aligning with the informal rhythm and grain of the surrounding development.

The result is a well-integrated extension that sits comfortably within its context without overwhelming the existing settlement pattern. All dwellings are proposed to be 2 storey in height, commensurate with surrounding typology.



Red Multi-Brick Dark Tone



Red Multi-Brick Light Tone



Clay Tile Roof with Bonnet Tiles



Red Hanging Tiles with Ornamental Details



Horizontal Dark Grey Weatherboard



Slate Roof Tiles



Urban Grain Map

7.0 DESIGN PRINCIPLES

7.04 Illustrative Street Scenes



Street Scene A-A



Street Scene B-B

8.0 SUSTAINABILITY

8.0 SUSTAINABILITY

8.01 Sustainability Objectives

A series of commitments and goals are set out to facilitate the delivery of a well rounded sustainable development which are set out in the Sustainability Statement prepared by Nu-Planet and submitted in support of this application.

These include:

BE CLEAN - Assesses the potential for low-carbon energy networks;

- No existing or proposed district heating networks near the site.
- CHP systems ruled out due to negative carbon impact from grid decarbonisation.
- No further emissions savings beyond Be Lean stage.

BE GREEN - Examines suitability of Low and Zero Carbon (LZC) technologies;

Proposed Technologies:

- Air Source Heat Pumps (ASHP) for heating and hot water.
- Photovoltaic (PV) panels (1.5–4.0 kWp per dwelling on south-facing roofs).

Considered but Not Adopted:

- Solar thermal: viable, but not progressed at outline stage.
- Ground Source Heat Pumps: ruled out due to high cost.
- Biomass, small-scale wind turbines, exhaust air heat pumps: not suitable due to spatial, cost, and/or pollution constraints.

BE SEEN - Emphasises energy monitoring and user awareness:

- Each dwelling will include an energy display device.
- Operational cost savings anticipated due to efficient design and on-site renewable generation.
- Unregulated energy use (e.g. appliances) is addressed through resident education and guidance on energy-efficient choices.

8.02 Air Quality

Poor air quality is the greatest environmental risk to public health in the UK and is known to exacerbate the impact of pre-existing health conditions. It is not only a major risk to human health, but also has significant damaging impacts on both plants and animals.

Between 1990 and 2017, the UK’s estimated emissions of nitrogen oxides reduced by 70%, and the estimated emissions of PM10 particulate matter reduced by 55% (DEFRA, 2018). This must continue to fall in future years. The applicant is committed to reducing the proposed development’s negative impact on air quality during construction and operation.

This development has considered its potential impact on air pollution and has moved to minimise this at the operational stage through implementing a series of embedded design measures comprising an all-electric energy strategy [which includes exhaust air heat pumps and PV], the installation of an electric a vehicle charging, energy efficiency measures, provision of cycle parking and implementation of a travel plan to encourage sustainable transport modes.

8.03 Household Management Waste

The applicant is committed to following the above waste hierarchy to help reduce waste sent to landfill. Suitable internal storage containers for household waste will be provided in each dwelling, containers will allow for waste and recycling separation to encourage sustainable recycling habits by the occupants. Adequate storage is to be provided at each new dwelling for both recyclable and non-recyclable waste in accordance with Tandridge District Council waste collection service.

8.04 Daylight & Sunlight

The promotion of good daylighting levels contributes to sustainability through improving the occupant’s quality of life and reducing the building’s energy consumption by minimising the need for artificial lighting.

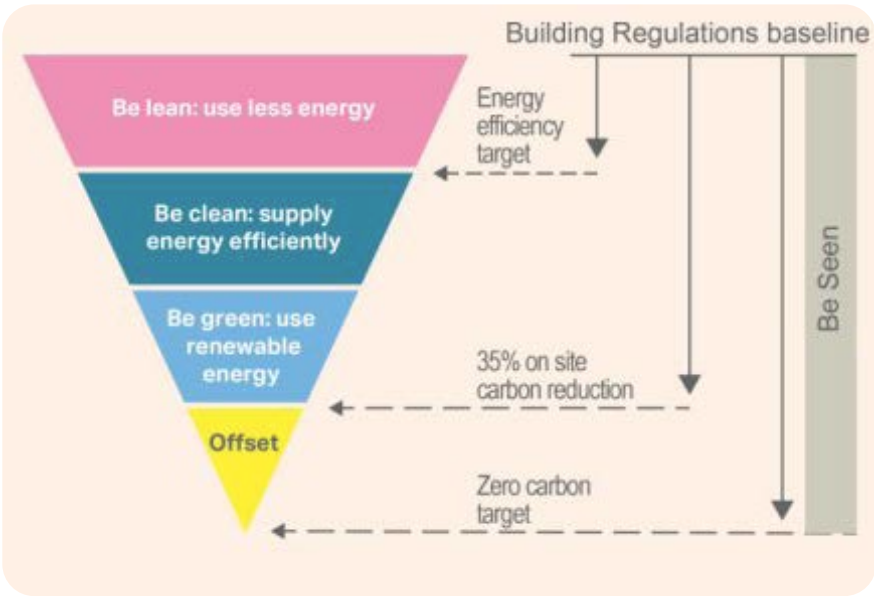
Where possible, the layout of the Proposed Development will be carefully designed to optimise the daylight and sunlight quality within the home.

8.05 Ventilation

To avoid problems associated with the build-up of pollutants and humidity levels within the dwellings, whilst avoiding excessive heat loss, ventilation will be designed to meet the requirements of Approved Documents L & F.

8.06 Noise Pollution

The Applicant is committed to reducing noise disturbance to internal and external areas of dwellings to improve the health and wellbeing of the occupants and to help protect community cohesion. The impact of breakout noise on the surrounding environment can be reduced and absorbed through an effective planting programme.



8.0 SUSTAINABILITY

8.08 Conclusion

The proposed development on land at Mount Avenue, Chaldon is considered a sustainable development, as measured against relevant local and national planning policies. The applicant is applying Outline planning application for the erection of up to 30 dwellings [including 50% affordable] including provision of vehicular and pedestrian access, landscaping [incorporating SUDS] and other associated infrastructure provision. All matters reserved except access.

Whilst the application is submitted in outline, the proposed development demonstrates the applicant's commitment to deliver a sustainable development through the incorporation of sustainable design and construction methods, energy and water saving measures, sustainable transport methods, waste reduction techniques, and measures to enhance the ecological value of the site, a high quality and sustainable development is proposed.

Through early consideration to an energy efficient design and specification, the proposed development will satisfy the requirements of national and local Planning Policies CSP 14, CSP 15, CSP 17, and DP1.

Key Features

- Low carbon heating & hot water systems throughout
- Maximum internal water consumption of 110l/pp/day
- Segregated bins for refuse, and recycling.
- Use of materials with low environmental impact
- Dwellings designed to meet Part M4[2] to create an accessible, inclusive development
- Provision of cycle storage and electric vehicle charging points for all units
- Enhanced ecology through compensatory planting, wildlife friendly measures.
- Site impacts monitored throughout construction programme



9.0 CONCLUSION

9.01 Project Summary

This Design and Access Statement identifies the locational context, design influences and key principles that have informed the development of the Site Plan for the land at Mount Avenue, Chaldon.

The Site Plan details a sustainable development proposal which provides up to 30 residential dwellings including a 50% affordable provision, together with a range of Woodland open spaces and supporting landscaping.

A professional project team has fully informed the design development to ensure that all relevant design and environmental aspects relating to the site have been considered in detail. Technical reports have been prepared covering the necessary aspects of the Site Plan and are included within the submission.

The Site Plan provides a sustainable addition to the Chaldon settlement that is designed around current best practice design guidance to create a safe, inclusive and interactive environment.

The open space proposed will facilitate community interaction, and will provide

recreational settings. Spacious, legible pedestrian routes are provided around the site. The Site Plan responds successfully to all of the site characteristics to create a high quality, sustainable addition to Chaldon that limits scale and massing towards the site extents, negating any impact on nearby residents, whilst also providing tangible and significant community benefits.

Sigma Homes anticipates that the land at Mount Avenue, Chaldon will be able to provide a suitable amount of residential accommodation to meet the housing targets of Tandridge District Council.



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