

**TOWN AND COUNTRY PLANNING ACT 1990**

**LAND AT CHICHELE ROAD, OXTED**

**APPEAL BY CALA HOMES (SOUTH HOME COUNTIES) LTD**

**PINS REF. APP/M3645/W/24/3345915**

---

**REBUTTAL PROOF OF EVIDENCE**

**LANDSCAPE AND ECOLOGY**

**OXTED & LIMPSFIELD RESIDENTS GROUP AND OXTED PARISH COUNCIL**

**EVIDENCE OF: JACKIE WREN**

---

1. I wish to make the following comments regarding the appellant's Proofs of Evidence regarding landscape and visual matters and Ancient Woodland.
2. The appellant questions the intervisibility between the proposed site and the Surrey Hills National Landscape.
3. Paragraph 8.6 of the appellant's Proof on Landscape and Visual Matters asserts that "*the proposed development would be well contained within the landscape and screened from view save for those viewpoints that are in close proximity to the site boundary.*"
4. From my long experience of walking this area, I disagree with that assessment and with the assertions that there are only "*limited views of the site*" (paragraph 8.17) such that the proposed development will have "*no material effect on visual openness*" (paragraph 8.18) and only a "*negligible effect on landscape character*" (paragraph 13.12).
5. Appendix 1 shows some suggested viewpoints for the Inspector's site visit.

## **Ancient Woodland**

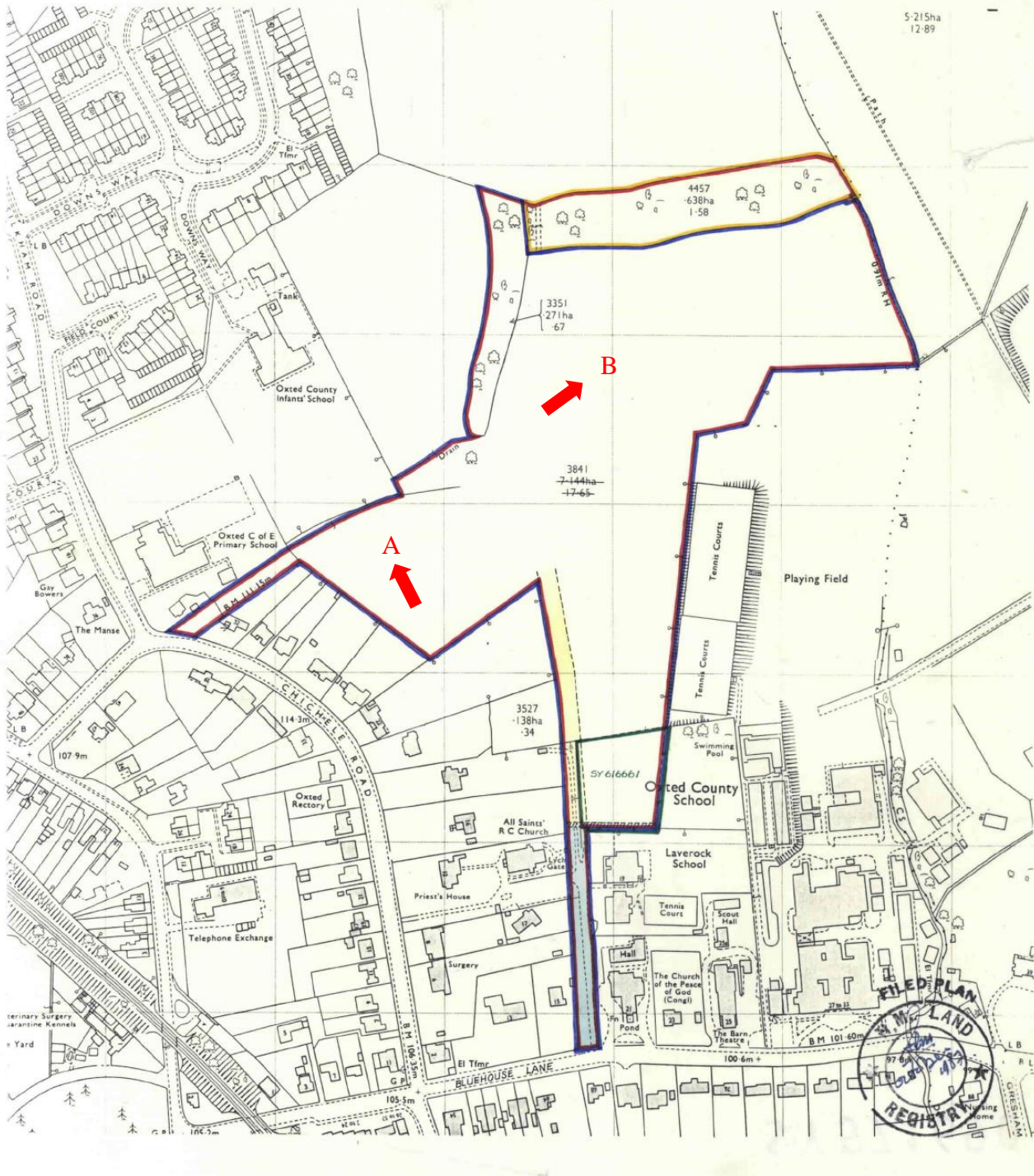
6. The appellant states that harm to the Ancient Woodland can be mitigated and that the Ancient Woodland can be *“appropriately protected and managed so as to ensure its survival in the long term.”*
7. However, it will be impossible to prevent access to the Ancient Woodland as fences can be either broken or climbed. Planning conditions would be unenforceable. It is an irreplaceable and fragile habitat and the damage and deterioration to it that would occur from the pressures of 116 new dwellings in close proximity cannot be mitigated.
8. Disturbance from housing development includes noise, light pollution, trampling, household and garden waste and invasive non-native plants. The depredations from household pets, particularly cats on birds and breeding birds, can be severe.
9. The higher the level of background noise, the lower the number of woodland birds. Street lighting and light spill from domestic windows has a strong detrimental effect on bird breeding, and mating. I understand that artificial lighting has an adverse effect on bat foraging and flight paths.
10. Invasive non-native plants and seeds can enter the fragile woodland ecosystem through garden and household waste, and also through insensitive planting of the woodland buffer strip and wider site development with tree, shrub, perennial and grass species which may not be appropriate.
11. The appellant’s proposal for a footpath connection through the site to FP 75 is likely to add to the pressure on the Ancient Woodland with more people in the vicinity. This cannot be regarded as a “benefit.”
12. How would the Ancient Woodland be protected from people who enter it from the adjacent field that FP 75 runs alongside or who enter at the north east corner of the Ancient Woodland where it abuts another field? How would any protection be enforced?

Appendix 1 - viewpoints

H.M. LAND REGISTRY		TITLE NUMBER
		<b>SY571690</b>
ORDNANCE SURVEY PLAN REFERENCE	TQ 3953	Scale 1/2500
COUNTY SURREY	DISTRICT TANDRIDGE	© Crown copyright



NOTE AREAS ON THIS PLAN ARE EXPRESSED  
IN ACRES AND HECTARES.



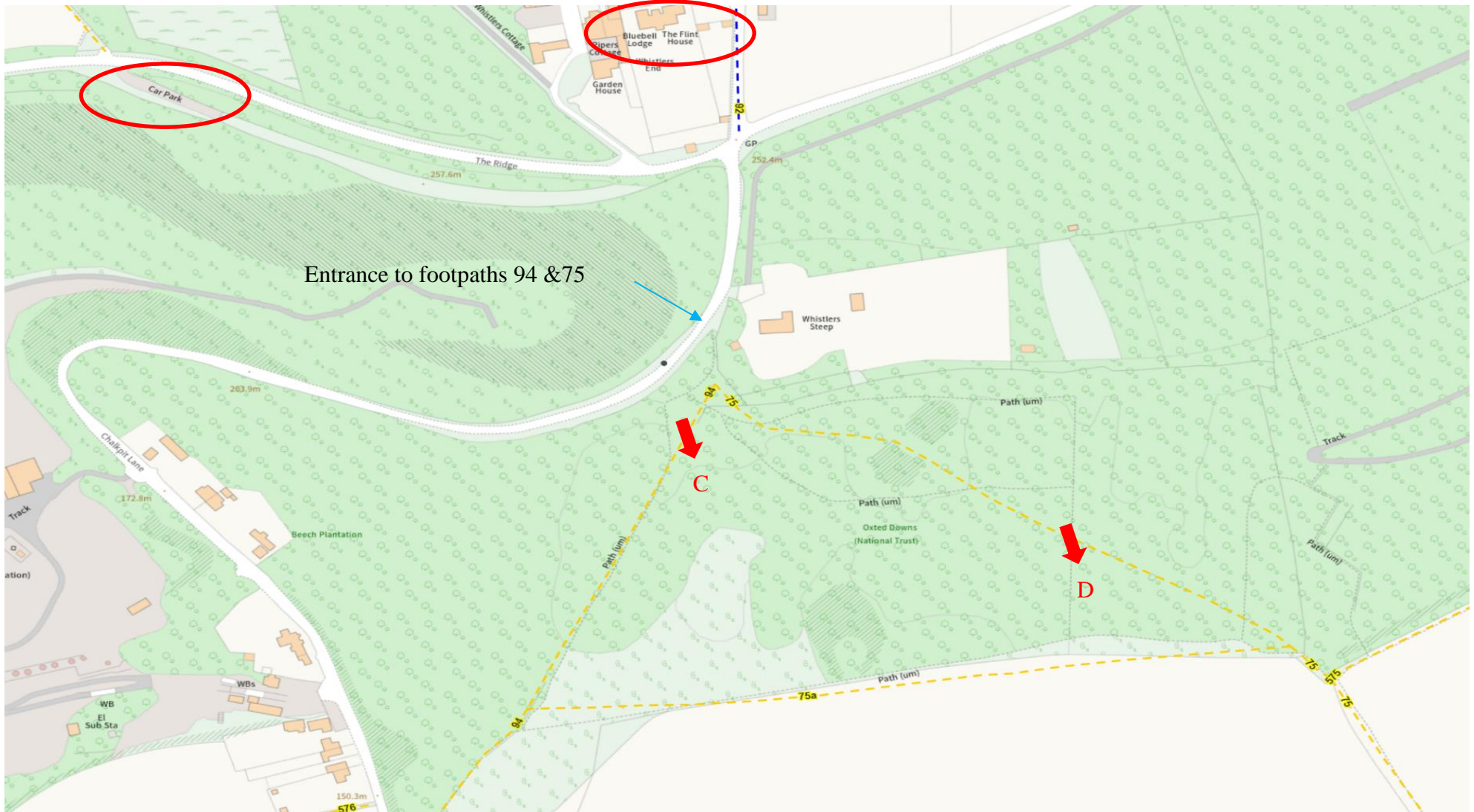


Photo A is looking from the site towards Oxted Downs in the SHNL. Photo B is looking from the site into the SHNL. Photos C and D are looking into the site from Oxted Downs, National Trust Land, and can be accessed from the public footpaths that join Chalkpit Lane beside Whistlers Steep as follows:

C is from footpath 94 (Vanguard Way) south of the kissing gate, 2M to the right of the path, on secondary path.

D. Walk past stile to FP75, along informal path, through gap next to style, continue on path until turns south then on to point just as joins FP75.



A



B



C



D