

Statement of Community Involvement
Land at Mount Avenue,
Chaldon, Surrey

Prepared for Sigma Homes

July 2025

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Executive summary

Sigma Homes is committed to consulting the community regarding its proposals for developing Land at Mount Avenue, Chaldon, Surrey.

Residents and other important local stakeholders were given the opportunity to provide feedback regarding the proposals via a host of different channels. A freephone information line along with a project email address were both made available throughout the process for interested parties to receive further details and to provide feedback.

Additionally, a community drop-in session was held on **Wednesday 18th June 2025** from **4pm** to **7pm** at Chaldon Village Hall, Rook Lane, Chaldon. For those unable to attend, the same materials were displayed online as part of a virtual consultation on the project website, **chaldon.your-feedback.co.uk**, which went live on **Friday 2nd May 2025** and had a portal where visitors could submit their views by completing a feedback form.

The drop-in event and website were promoted with two community flyers, which also included details on how residents and other important local stakeholders could request paper copies of the plans along with a feedback form and return postage if they were unable to access the internet. This was to ensure everyone who wanted to comment was able to do so.

Residents were asked to submit their comments by **Monday 30th June 2025**. During the consultation period, **21** responses were received. The feedback included **16** forms submitted by those who visited the website. There were also **two** forms completed by those who attended the drop-in session. Additionally, the project team received **three** emails.

The project team noted that some respondents were opposed to the principle of building on the site. Concerns were also raised regarding the impact of additional vehicles on the road network, and the ability of local infrastructure to accommodate more homes.

It is worth noting that in the event of planning permission being granted, contributions through the Community Infrastructure Levy (CIL) and any other further financial contributions if deemed appropriate, would be made to address the primary concerns raised, for example, infrastructure improvements.

The project team has carefully reviewed all the feedback received, and the main comments raised have been identified within this document and the wider material submitted as part of the application. This document also provides a chronological account of the consultation undertaken so far and a review of the feedback received.

1. Introduction

- 1.1 Sigma Homes is bringing forward development proposals for Land at Mount Avenue, Chaldon.
- 1.2 From the outset, Sigma Homes has been committed to consulting key stakeholders with regards to its proposals. They have included locally elected councillors, businesses, and residents living near the site.
- 1.3 This document has been produced to clearly and concisely detail a chronological account of the community engagement undertaken by the applicant in respect of its proposals.
- 1.4 To assist with the community engagement process, Sigma Homes brought Fairthorn Consultancy, a specialist communications agency, into its wider project team for the proposed development.
- 1.5 All the feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site

2.1.1 The proposed location for the development is on Land at Mount Avenue, Chaldon. The site is currently used for horse grazing and adjoins existing development to the north, west, and east, and would therefore be a logical infill development in the village.

2.1.2 Sigma Homes has paid close attention to the character of Chaldon, and the vision is to deliver a development that respects and complements the neighbourhood. Developing the site will also help to meet local housing demand, including much-needed affordable homes. The vision also includes biodiversity and landscaping improvements featuring a woodland trail, along with sustainable drainage systems.

2.1.3 Sigma Homes believes that the proposal site is suitable for development, and would deliver much-needed housing and wider community benefits



Our proposal site at Mount Avenue, Chaldon, is marked by the red line

2.2 Proposals

2.2.1 Sigma Homes' vision for Land at Mount Avenue comprises an outline application for access, layout and scale, proposing around 30 homes, of which 50% would be affordable - making a significant contribution to the community and helping local families looking for high-quality housing. A host of other benefits would also be delivered, including payments towards local infrastructure and a biodiversity net gain.

2.2.2 The applicant is also proposing extensive landscaping works featuring a woodland trail, informal play provision, and sustainable drainage systems. Additionally, greener travel will be promoted by delivering cycle storage and electric vehicle charging points. Overall, the aim is to create a development that is attractive, sustainable, green, and provides much-needed affordable housing for local families.

2.2.3 The proposals include the following:

- Around 30 homes, of which 50% would be affordable
- Significant contributions to local infrastructure
- Biodiversity and landscaping improvements featuring a woodland trail
- New public open greenspace including informal play provision
- Promoting greener travel including cycling
- Electric vehicle charging points
- New footpaths to improve connectivity
- Using energy efficient construction methods and materials
- Sustainable drainage systems



Our project masterplan for the Mount Avenue site

3. Community engagement

3.1 Statement of community involvement

3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3.1.2 National Planning Policy Framework (2012, updated 2018, 2019, 2021, 2023, and 2024):

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 40 when it states that *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."*

3.1.3 The NPPF goes on to highlight at Paragraph 41 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

3.1.4 Paragraph 42 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *"The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*

3.1.5 Tandridge District Council

Engagement activities have been undertaken with due regard to the expectations laid out in Tandridge District Council's Statement of Community Involvement document, which was most recently updated in December 2024. Based on that document, in conjunction with developing the plans, Sigma Homes undertook a programme of community engagement, as outlined in this report.

3.2 Stakeholder engagement

3.2.1 Sigma Homes recognised it was important to engage proactively with key stakeholders regarding its proposals at Chaldon. As a result, the project team reached out to local politicians shortly before the wider community consultation began. This ensured they had early sight of the proposals ahead of residents raising any queries or comments with them about the scheme.

3.2.2 The stakeholders contacted shortly before the wider public consultation included:

- Leader and relevant cabinet members at Tandridge District Council
- Tandridge District Council member for Chaldon ward
- Surrey County Council member for Caterham Hill division
- Clerk and members of Chaldon Village Council

3.2.3 Resulting from this initial round of engagement, a meeting was held with Chaldon Village Council on Wednesday 14th May 2025. The project team was grateful for the input from its members and the clerk, which included a suggestion to hold an in-person consultation event. The applicant was happy to meet this request, and this was subsequently arranged, as detailed in Section 3.6.

3.3 Wider community engagement

3.3.1 After contacting key stakeholders, Sigma Homes launched its wider community consultation on **Friday 2nd May 2025**.

3.3.2 To commence the process, a community flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and encouraged residents to visit the project website. It also included the freephone information line number and project email address, and instructions on how to order printed copies of the consultation materials for those without internet access.

3.3.3 A follow-up flyer was then circulated on **Saturday 31st May 2025** to promote the community drop-in session, providing ample notice for the event on **Wednesday 18th June 2025**.

3.3.4 On both occasions, a total of **700** copies were delivered by hand. The circulation area was chosen to cover all the nearest properties, and a map of the distribution area for both flyers is shown below.



The community flyer circulation area – the proposal site is marked with the red 'X'

3.3.5 The community flyers both contained the following:

- Background to the site
- An overview of the proposals
- Information on how to access the scheme's website
- Details of the project team's freephone information line and email address
- Information on how to request printed copies of the consultation materials

3.3.6 Both of the community flyers can be found in the appendices.

3.4 Virtual consultation

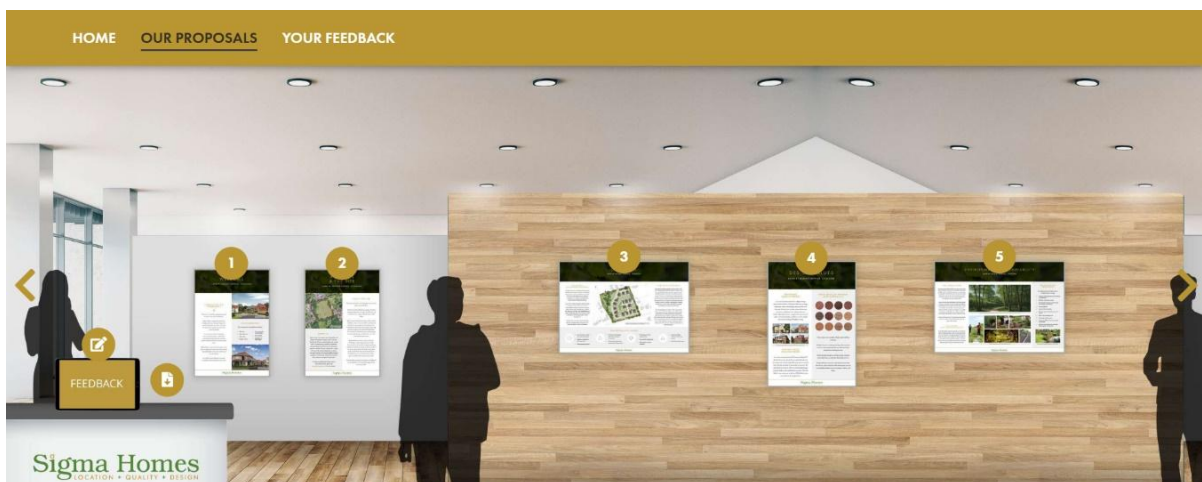
3.4.1 In the wake of the Covid-19 pandemic, Sigma Homes recognises that the way in which community consultations are carried out has fundamentally changed, and hosting a virtual engagement is now considered a vital component of any such exercise.

3.4.2 As a result, a virtual consultation regarding the proposals was hosted on the project website. This allowed the local community and other key stakeholders to explore the proposals in detail and respond to them with their views, comments, and suggestions.

3.4.3 The virtual consultation was open for comments on the project's website between **Friday 2nd May 2025** and **Monday 30th June 2025**.

3.4.4 The website was hosted at <https://chaldon.your-feedback.co.uk/> and is still live. The information displayed on the site included:

- Welcome and overview
- Details about Sigma Homes
- Background information about the site
- An overview of the proposals, including the housing
- Details about landscaping and greenspace
- Information about transport, access, and ecology
- Key benefits of the scheme
- Next steps and how to provide feedback



A screen shot of the virtual exhibition on our project website

3.5 Community drop-in session

3.5.1 A drop-in session was held on **Wednesday 18th June 2025** from **4pm** to **7pm** at Chaldon Village Hall, Rook Lane, Chaldon. It provided the opportunity for residents and other important local stakeholders to meet the project team and leave feedback, either at the event, or by taking a form and posting it back free of charge.

- 3.5.2 The event was attended by around **35** visitors. Regarding the feedback resulting from the drop-in session, this has been evaluated by the project team, and all comments have been recorded in the feedback analysis in Section 4. Meanwhile, the materials exhibited at the event – which were identical to those on the project website – are contained within the appendices for reference.



The community drop-in session at Chaldon on Wednesday 18th June 2025

3.6 Dedicated project email address

- 3.6.1 A specific project email address – mail@your-feedback.co.uk – was made available to receive feedback and answer any queries both during and after the consultation period.

3.7 Freephone 0800 comment facility

- 3.7.1 During and after the consultation, access to a freephone telephone information line – **0800 099 6712** – was offered to those who wished to find out more about the proposals, or register comments via the telephone.

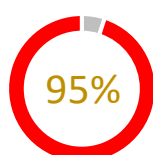
4. Feedback analysis

4.1 Feedback

The community consultation generated **21** items of feedback. It included **16** forms submitted via the project website. There were also **two** forms completed by those who attended the drop-in session. Additionally, the project team received **three** emails.

The first question asked on the feedback form was:

Q1: Do you agree that there is a pressing need for more homes in Chaldon and the surrounding area, especially affordable housing?



Strongly Agree	Agree	Unsure	Disagree	No response
0	0	0	17	1

Of the **18** respondents who completed a feedback form, **95%** disagree that there is a pressing need for more homes in Chaldon and the surrounding area, especially affordable housing.

The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows below.

Issue	Frequency of being raised
Local infrastructure is already stretched and cannot support more homes	5
Concerns regarding highways, increased congestion, and access issues	5
The area has seen a lot of development over the years	4
Residents chose to live in the village for its beauty and quietness / Chaldon is a small village community where people live in peace and quiet	2
The density of homes appears out of character with Chaldon	1
There is a need in Tandridge to meet targets but this scheme is an overdeveloped backland design	1
Clarity sought as to why affordable homes are needed on this site	1
Disagree with the proposals in principle	1
There is not a need for affordable homes in the area	1

Question raised as to whether 50% of the homes would be council housing	1
There has been no demonstrable need for further houses in Chaldon	1
The land should be left for animals and nature	1
Strongly against any building on “spare land” that companies find	1
Leave Chaldon as it is now	1
Chaldon is 70% Green Belt and does not require extra homes	1

Q2: The proposals would provide publicly accessible open space. Do you have any views on how this should be used, for example, children’s play or dog walking?

As this question invited residents and other important stakeholders to comment on the specific proposals, the responses were not grouped into categories as with the opening question. However, the project team paid close attention to the replies, and all the issues raised, and their frequency, is shown in the table below.

Issue	Frequency of being raised
There are plenty of accessible open spaces already which should not be built upon	8
The publicly open space is small	3
Leave the space as it is for nature / Leave the land as it is	3
By including a children’s play area, it will attract the “wrong people” / There could be antisocial behaviour at the park	2
Clarity sought as to whether the space is open to the wider Chaldon community	1
Dog waste bins need to be provided	1
A man-made playground or place to walk your dog is not needed	1
Residents moved to the area to raise children in a quiet green area and it could become overdeveloped and overpopulated	1
Concern about the impact to local wildlife	1
There will be a loss of views for existing residents	1
The local roads cannot cope with additional traffic	1
The council should turn the existing site into a green space	1
There is no need to build 30 houses in order to provide open space	1

The proposed woodland trail shown on the plan is very small	1
The play area is only accessible by foot with no car park	1
The pond is “only slightly larger than a jacuzzi”	1
A playpark would be good	1

Q3: Is there anything further you’d like to say about our proposals?

As this question was an invitation for respondents to cover any points not already raised, these comments were not grouped into categories. However, the project team paid close attention to the replies, and all the issues raised. The data is shown in the table below:

Issue	Frequency of being raised
The local infrastructure cannot support additional homes (including schools and healthcare)	6
The proposals are driven by profit	4
The local roads cannot support the increase in traffic	4
Clarity sought as to how affordable the homes will be	3
The development is out of character with Chaldon	3
If developers were to follow the design of the area only 10 houses should be built on this land / Fewer larger homes would be more fitting in the area	3
Clarity sought regarding the sustainable drainage systems and the mitigation for the large runoff the development will cause	2
This is a loss of Green Belt land	2
There are plenty of sites and spaces in Tandridge, such as Caterham, that could be used for new housing	2
Opposed to the development in principle	2
The quality of design and material use is not yet clear	1
The proposals are full of nice words but no substance	1
The woodland walk is a “deviating footpath”	1
The key benefits are a template used by all similar developments	1
The improvements are slight mitigations of the “terrible damage” this type of development causes	1

Another poor cul-de-sac design in Chaldon and most have eight houses so this scheme is against the grain of surroundings	1
It is a “ludicrous” scheme	1
There is very little parking within the development	1
Unclear why affordable housing is needed in the area	1
The proposals are a clumsy re-working of previous ideas, carelessly presented, and very badly drafted	1
There will be an impact to the quality of life for existing residents	1
There is no need to build here	1
Concern about the impact on wildlife and biodiversity	1
The homes will not be affordable for the people that need them	1
The woodland trail is only proposed so that the trees in the corner do not need to be cut down	1
The idea that the cycle store and electric charging points are innovative and will make the area greener is insulting residents’ intelligence	1
The scheme does not have the interests of the local population in mind	1
This is a “massive” overdevelopment	1
Would prefer this not to happen	1

4.2 Email responses

- 4.2.1 In addition to the feedback form provided on the project website a dedicated email address and freephone line were provided for respondents who wished to submit comments without completing a form.
- 4.2.2 The project team has examined the **three** email responses and the issues raised, and their frequency, is detailed in the table below.

Issue	Frequency of being raised
Concerns about the impact to wildlife and biodiversity	2
Clarity sought as to the cost of the affordable homes	1
There will be an impact on residents' quality of life and wellbeing	1
Question raised regarding the investments into local infrastructure	1
Unclear of the benefits of building on an area which already offers natural woodland trails	1
There are already plenty of public green spaces for any type of informal community recreational activities	1
Query regarding the nature of the sustainable drainage systems	1
Clarity sought as to how greener travel will be promoted	1
Pleased to see that jobs will be created but would like to know whether employees will be local	1
Clarity sought regarding the number of electric vehicle charging points and the wider impact these could cause	1
Understand the need to provide suitable housing	1
This proposal is not appropriate	1
The site is designated as Green Belt land	1
Approving the proposal would contravene the National Planning Policy Framework	1
The proposed development is not in-keeping with the local landscape	1
There will be an increase in traffic	1
Development in this location is not covered by the adopted Local Plan	1
The applicant has not demonstrated the overriding need for residential homes in this location	1
Traffic monitoring during termtime should be undertaken	1
Clarity sought as to how many parking spaces would be available within the site	1

4.3 Response to comments

- 4.3.1 All comments received during the process have been reviewed and the project team has attempted to respond to the most recurring themes that have been raised.
- 4.3.2 The project team noted that some respondents were opposed to the principle of building on the site. Concerns were also raised regarding the impact of additional vehicles on the road network, and the ability of local infrastructure to accommodate more homes.
- 4.3.3 It is worth noting that in the event of planning permission being granted, contributions would be made to address the majority of concerns raised, for example, infrastructure improvements.
- 4.3.4 To conclude, all feedback responses have been taken into consideration and have been addressed in further detail in the Planning Statement and relevant technical reports, and this Statement of Community Involvement should be read alongside those documents. The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

5. Appendices

- First community flyer
- Second community flyer
- Copy of the exhibition boards

COMMUNITY CONSULTATION

LAND AT MOUNT AVENUE, CHALDON

OUR VISION



Sigma Homes is bringing forward a vision for high-quality new housing including much-needed affordable homes on land at Mount Avenue, Chaldon.

A host of other significant benefits would be provided including payments towards local infrastructure and a biodiversity net gain.

We are also proposing extensive landscaping works featuring a woodland trail, informal play provision, and sustainable drainage systems.

Additionally, greener travel will be promoted by delivering cycle storage and electric vehicle charging points.

Overall, the aim is to create a development that is attractive, sustainable, green, and provides much-needed affordable housing for local families.

Before taking our vision to the next stage, we are keen to engage with residents and other important local stakeholders to discuss the concept, and to help shape our proposals.



VIEW OUR ONLINE CONSULTATION

We are holding a virtual consultation which can be found on our project website, by scanning the QR code below, or by visiting -

chaldon.your-feedback.co.uk

Your comments can be left until **Sunday 1st June 2025**.

For those without internet access, printed copies of our consultation materials along with a feedback form with free return postage can be provided on request. Please contact us via the details overleaf.



GET IN TOUCH

Visit chaldon.your-feedback.co.uk
or scan the QR code shown to the right

Email us at mail@your-feedback.co.uk

Leave a message for our
team on **0800 099 6712**
and we will call you back



KEY BENEFITS



Delivering high-quality homes,
including 50% affordable housing



New footpaths to improve connectivity
and promote health and wellbeing



Investment in local infrastructure



Promoting greener travel, including
cycling



Delivering a biodiversity net gain of
at least 10%



Providing electric vehicle charging
points



Landscaping improvements featuring
a woodland trail



Installing sustainable drainage systems



Public open green space for informal
recreation



Creating jobs during the construction
phase



Sigma Homes
LOCATION + QUALITY + DESIGN

COMMUNITY CONSULTATION

LAND AT MOUNT AVENUE, CHALDON

OUR VISION



Sigma Homes is bringing forward a vision for high-quality new housing including much-needed affordable homes on land at Mount Avenue, Chaldon.

A host of other significant benefits would be provided including payments towards local infrastructure and a biodiversity net gain.

We are also proposing extensive landscaping works featuring a woodland trail, informal play provision, and sustainable drainage systems.

Additionally, greener travel will be promoted by delivering cycle storage and electric vehicle charging points.

Overall, the aim is to create a development that is attractive, sustainable, green, and provides much-needed affordable housing for local families.

Before taking our vision to the next stage, we are keen to engage with residents and other important local stakeholders to discuss the concept, and to help shape our proposals.

The proposed layout for the scheme, of which half the homes - marked with purple circles - will be affordable



ATTEND OUR DROP-IN SESSION

Date: Wednesday 18th June 2025

Time: 4:00pm to 7:00pm

Location: Chaldon Village Hall, 95 Rook Lane,
Caterham CR3 5BN

For those unable to make the event, we are also holding a virtual consultation where the same materials will be displayed as those exhibited at the drop-in session.

The virtual consultation can be found on our project website – chaldon.your-feedback.co.uk – and comments can be left until **Monday 30th June 2025**.

For those without internet access, printed copies of our consultation materials along with a feedback form with free return postage can be provided on request.

Please contact us via the details overleaf.

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KEY BENEFITS



Delivering high-quality homes,
including 50% affordable housing



New footpaths to improve connectivity
and promote health and wellbeing



Investment in local infrastructure



Promoting greener travel, including
cycling



Delivering a biodiversity net gain of
at least 10%



Providing electric vehicle charging
points



Landscaping improvements featuring
a woodland trail



Installing sustainable drainage systems



Public open green space for informal
recreation



Creating jobs during the construction
phase



WELCOME

LAND AT MOUNT AVENUE, CHALDON

CONSULTING THE COMMUNITY



Welcome to our exhibition regarding proposals for Land at Mount Avenue, Chaldon.

Sigma Homes is bringing forward a vision for high-quality new housing including much-needed affordable homes. There would also be infrastructure upgrades and other wider community benefits.

Our vision also includes landscaping improvements featuring a woodland trail, sustainable drainage measures, promoting greener travel, and delivering a biodiversity net gain.

Before taking our vision to the next stage, we are keen to engage with residents and other important local stakeholders to discuss the scheme, and provide feedback.

As a result, we are holding this community consultation, and would welcome your views.



One of Sigma's previous developments at Stafford Park in Hassocks, West Sussex

OUR EXHIBITION

Our community consultation includes:

- σ About us
- σ About the site
- σ Our vision
- σ Design values
- σ Environment & Sustainability
- σ Key benefits
- σ Feedback & Next Steps



Sigma's recent development at Ashplats in East Grinstead

ABOUT US & THE SITE

LAND AT MOUNT AVENUE, CHALDON



ABOUT US

Sigma Homes is a privately-owned housebuilder and property development company based in Horsham, West Sussex. We are a niche developer with a simple vision: to create stunning, individual properties for discerning buyers in the South East. This approach is based on more than 30 years' experience in a region with some of the most knowledgeable purchasers who expect the best. We create thoughtfully designed residences which fuse local architectural vernacular with contemporary design and specification.

To learn more about Sigma Homes and our high-quality schemes, please visit sigmahomesgroup.co.uk for more details.

ABOUT THE SITE

The proposed location for the development is on Land at Mount Avenue, Chaldon.

The site is currently used for horse grazing and adjoins existing development to the north, west, and east, and would therefore be a logical infill development in the village.

Sigma Homes has paid close attention to the character of Chaldon, and our vision is to deliver a development that respects and complements the neighbourhood. Developing the site will also help to meet local housing demand, including much-needed affordable homes. Our vision also includes biodiversity and landscaping improvements featuring a woodland trail, along with sustainable drainage systems.

Regarding the site context, a new Local Plan for Tandridge is currently being produced, and the Government has indicated that sites adjoining existing development that were previously not being considered for housing can now be put forward to meet urgent needs. Some of these sites have been described as 'Grey Belt' which we consider the site to qualify as, given it meets the relevant planning policy tests.

We believe the proposal site is suitable for development, and would deliver much-needed housing and wider community benefits.

OUR VISION

LAND AT MOUNT AVENUE, CHALDON

DELIVERING SUSTAINABLE HOUSING

At Sigma Homes, we recognise there is widespread need for more housing, and Chaldon is no exception. The proposals comprise around 30 homes, of which 50% would be affordable, making a significant contribution to the community, and helping local families looking for high-quality housing.

A host of other significant benefits would be provided including payments towards local infrastructure and a biodiversity net gain. We are also proposing extensive landscaping works featuring a woodland trail, informal play provision, and sustainable drainage systems. Additionally, greener travel will be promoted by delivering cycle storage and electric vehicle charging points.

Overall, the aim is to create a development that is attractive, sustainable, green, and provides much-needed affordable housing for local families.



OUR DESIGN APPROACH

The site layout responds sensitively to its surroundings, with a pair of dwellings positioned to frame the view south to the site along Mount Avenue. New homes are arranged to face the retained woodland and open space to the west, address the boundary to the north, and align with the established building line on Birchwood Lane to the south. Homes in the centre of the site are inward-facing and respond to the development pattern of nearby Field View. Dwellings will be designed in keeping with the local vernacular, featuring fully hipped and gable-fronted styles and a variety of local materials.

The land gently slopes from south to north, and a drainage basin is proposed near the northern access road to manage surface water. The existing woodland will be retained and enhanced from poor to moderate condition, with an informal path introduced for public enjoyment. Although some trees have been damaged by grazing horses, new planting will strengthen the landscape. Hedgerows and trees along Birchwood Lane will be preserved and enhanced, allowing for glimpsed views of the development.

THE PROPOSALS AT A GLANCE



- Around 30 homes, of which 50% would be affordable
- Significant contributions to local infrastructure
- Outline planning application



- Biodiversity and landscaping improvements featuring a woodland trail
- New public open greenspace including informal play provision



- Promoting greener travel including cycling
- Electric vehicle charging points
- New footpaths to improve connectivity



- Using energy efficient construction methods and materials
- Sustainable drainage systems

DESIGN VALUES

LAND AT MOUNT AVENUE, CHALDON

DELIVERING QUALITY DESIGN

Our vision has been shaped by a diligent design process that includes a full analysis of the site's ecology, landscape, water and drainage, along with the local character. We also aim to create schemes that make a positive contribution to the neighbouring area. Additionally, Sigma Homes recognises the importance of wider community benefits, in addition to much-needed new homes including affordable housing.



Examples of high-quality housing schemes delivered by Sigma Homes

MEETING LOCAL HOUSING NEEDS

Our vision comprises around 30 homes including 50% affordable housing, along with associated infrastructure. Housing would include energy efficiency measures and be built with high standards of sustainable construction. The new homes would be set within an attractive streetscape, creating a high-quality residential environment. It will also help to meet acute open market and affordable housing need within the Tandridge District.

HIGH-QUALITY DESIGN AND MATERIALS



Shown above are examples of high-quality building materials.

At Sigma Homes, we take great pride in the properties and the community benefits that are delivered by the schemes that we bring forward.

Market-leading designers and high-quality materials ensure the homes are attractive both inside and out.

Energy-efficient construction methods are also used to minimise the carbon footprint of the development process. As a result, the schemes aim to be greener, cleaner, and better.

ENVIRONMENT & SUSTAINABILITY

LAND AT MOUNT AVENUE, CHALDON

OUR GREEN VISION

The proposals at Chaldon will lead to new public open space being provided, comprising over a third of the total site area, and will include a woodland trail. We take our environmental responsibilities seriously and biodiversity improvements will be delivered at the site. This will include planting greenery and installing sustainable drainage systems.

Areas for informal play and footpaths will also be provided to improve connectivity and promote health and wellbeing along with greener travel. Other sustainable features include cycle storage along with electric vehicle charging points. Parking will also be provided to ensure there is no overspill into nearby areas. Vehicular access will be provided via Mount Avenue with pedestrian access into Birchwood Lane.

Coupled with environmental and landscaping improvements, the aim is to deliver a scheme that is attractive, pleasant, green, and sustainable.

DELIVERING SUSTAINABLE DRAINAGE

As part of submitting a planning application, we will include a robust Flood Risk Assessment. The document will demonstrate that once construction is complete, the potential flood risk at the site and nearby will not increase. We will also comply with existing national and local standards relating to minimising flood risk. The proposals will also demonstrate how Sustainable Drainage Systems (SuDS) will be delivered at the site.



The proposed landscaping improvements will feature a woodland trail, similar to the one shown, and a net gain in biodiversity of at least 10%



The proposals include new play space, similar to the examples shown above.

ENVIRONMENTAL CREDENTIALS

The scheme at Chaldon will deliver a host of sustainable features, including:

- Significant landscaping improvements featuring a woodland trail
- Delivering a biodiversity net gain
- New footpaths to improve connectivity and promote health and wellbeing
- Greenery planting
- Areas for informal recreation
- Promoting greener travel with secure cycle storage
- Electric vehicle charging points
- Sustainable drainage systems
- Using energy efficient construction methods and materials
- Delivering a development that is attractive, pleasant, green, and sustainable



The proposals include sustainable drainage systems, similar to the above

KEY BENEFITS

LAND AT MOUNT AVENUE, CHALDON

KEY BENEFITS OF THE SCHEME

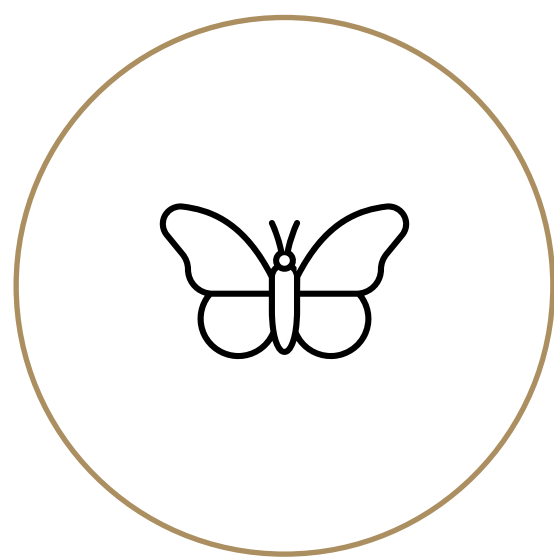
The proposals on Land at Mount Avenue, Chaldon, will deliver a host of significant community benefits:



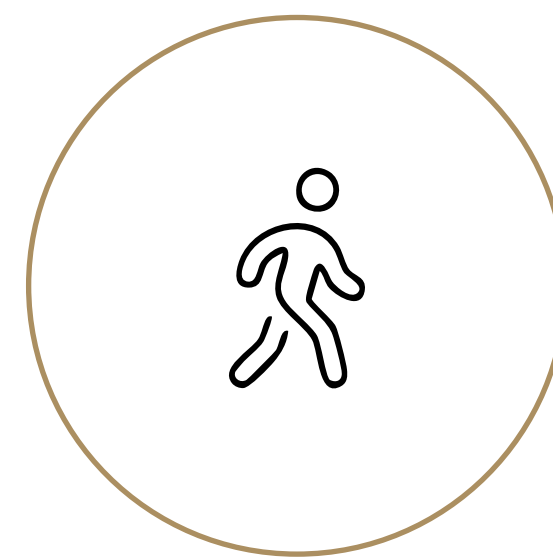
Delivering high-quality homes, including 50% affordable housing



Landscaping improvements featuring a woodland trail



Delivering a biodiversity net gain of at least 10%



New footpaths to improve connectivity and promote health and wellbeing



Public open green space of over a third of the site area, for informal recreation



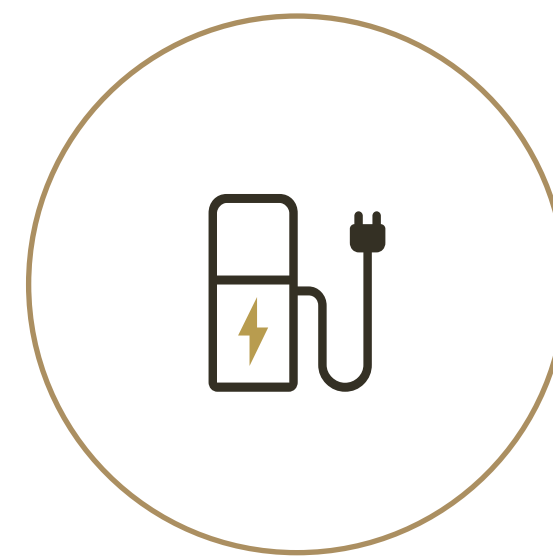
Investment in local infrastructure



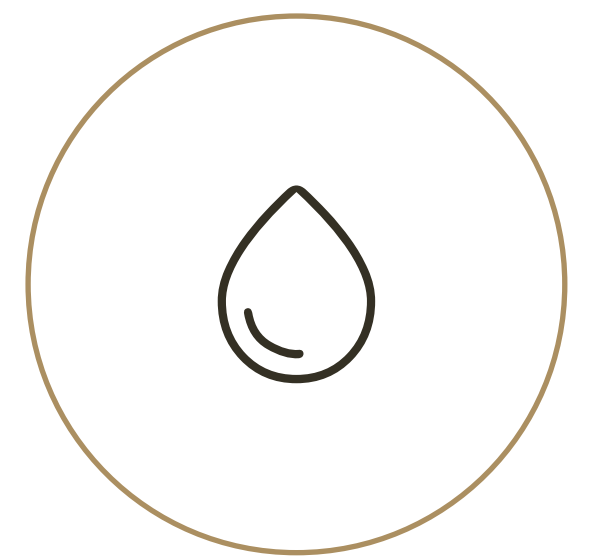
Promoting greener travel, including cycling



Creating jobs during the construction phase



Providing electric vehicle charging points



Installing sustainable drainage systems



An indicative sketch of the proposed development on Land north of Birchwood Lane, Chaldon

FEEDBACK & NEXT STEPS

LAND AT MOUNT AVENUE, CHALDON

NEXT STEPS

Thank you for viewing our exhibition regarding proposed development Land at Mount Avenue, Chaldon. Once this consultation closes, our project team will go through the feedback received from residents and other important local stakeholders and take this into consideration before refining the proposals and taking them to the next stage. If you provide us with your details, you will be kept up to date on progress as the scheme moves forward.

Thank you for your time.

YOUR FEEDBACK

Sigma Homes believes the views of residents and other important local stakeholders are important. Please submit your comments by

Monday 30th June 2025.



Complete the feedback form on our website:
chaldon.your-feedback.co.uk



Email us at:
mail@your-feedback.co.uk



Call **0800 099 6712**, leave a message, and our project team will ring you back



One of Sigma's high-quality schemes at Land off Bloomery Way, Maresfield, East Sussex

FOR THOSE WITHOUT INTERNET ACCESS

If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope, or address your comments to **Freepost, Fairthorn Consultancy** and no stamp is required.

