

# Future of Oxted Quarry

Oxted Parish Council meeting

11<sup>th</sup> July 2023

START  
OFF BRAKE  
TEST





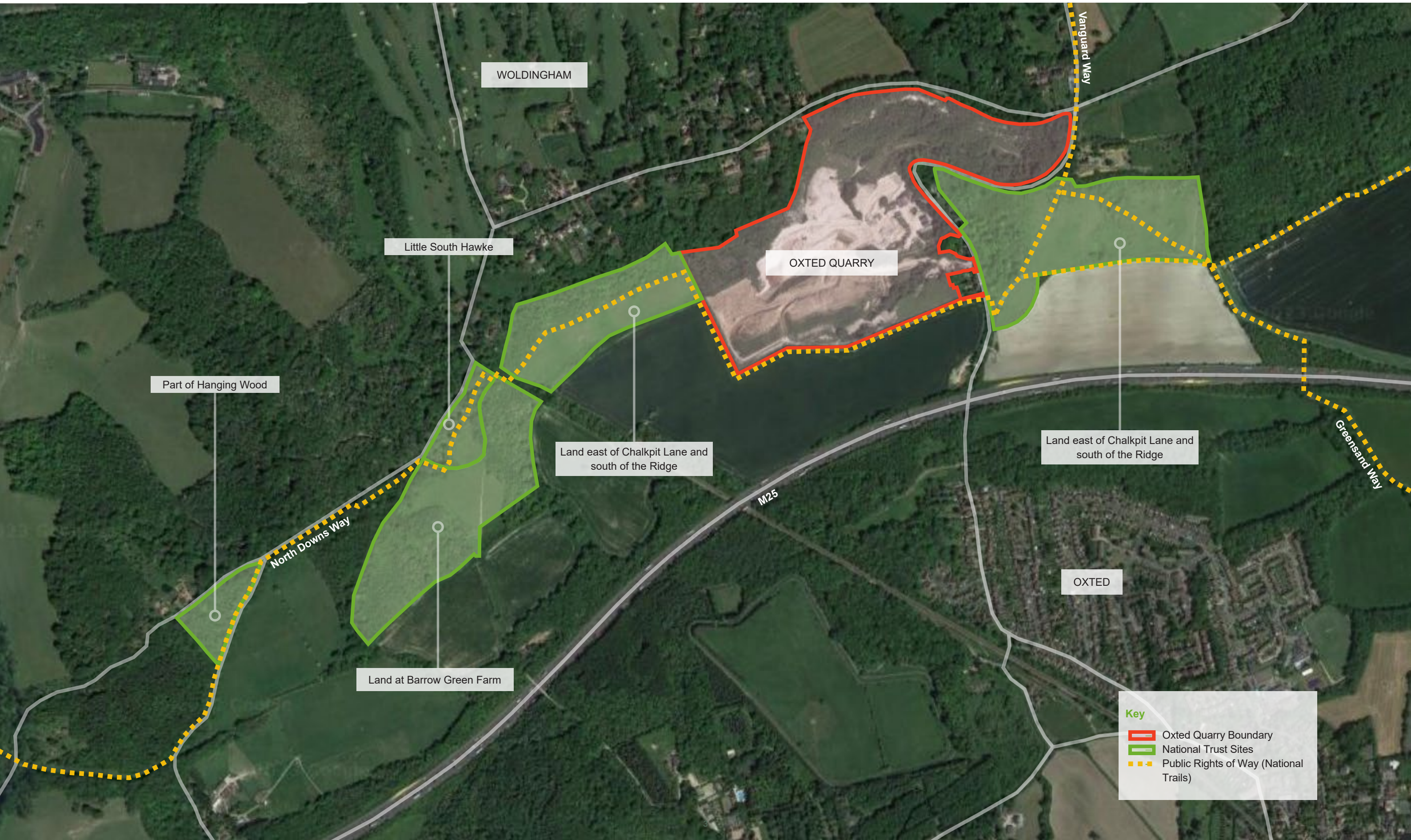
# Existing Quarry Operations - 26ha site



Aerial view showing the industrial character of the eastern areas of the site



# Missing Area of Countryside



WOLDINGHAM

Little South Hawke

OXTED QUARRY

Part of Hanging Wood

Land east of Chalkpit Lane and south of the Ridge

Land east of Chalkpit Lane and south of the Ridge

Land at Barrow Green Farm

OXTED

**Key**

- Oxted Quarry Boundary
- National Trust Sites
- Public Rights of Way (National Trails)



# Current Site Character - Heritage Assets



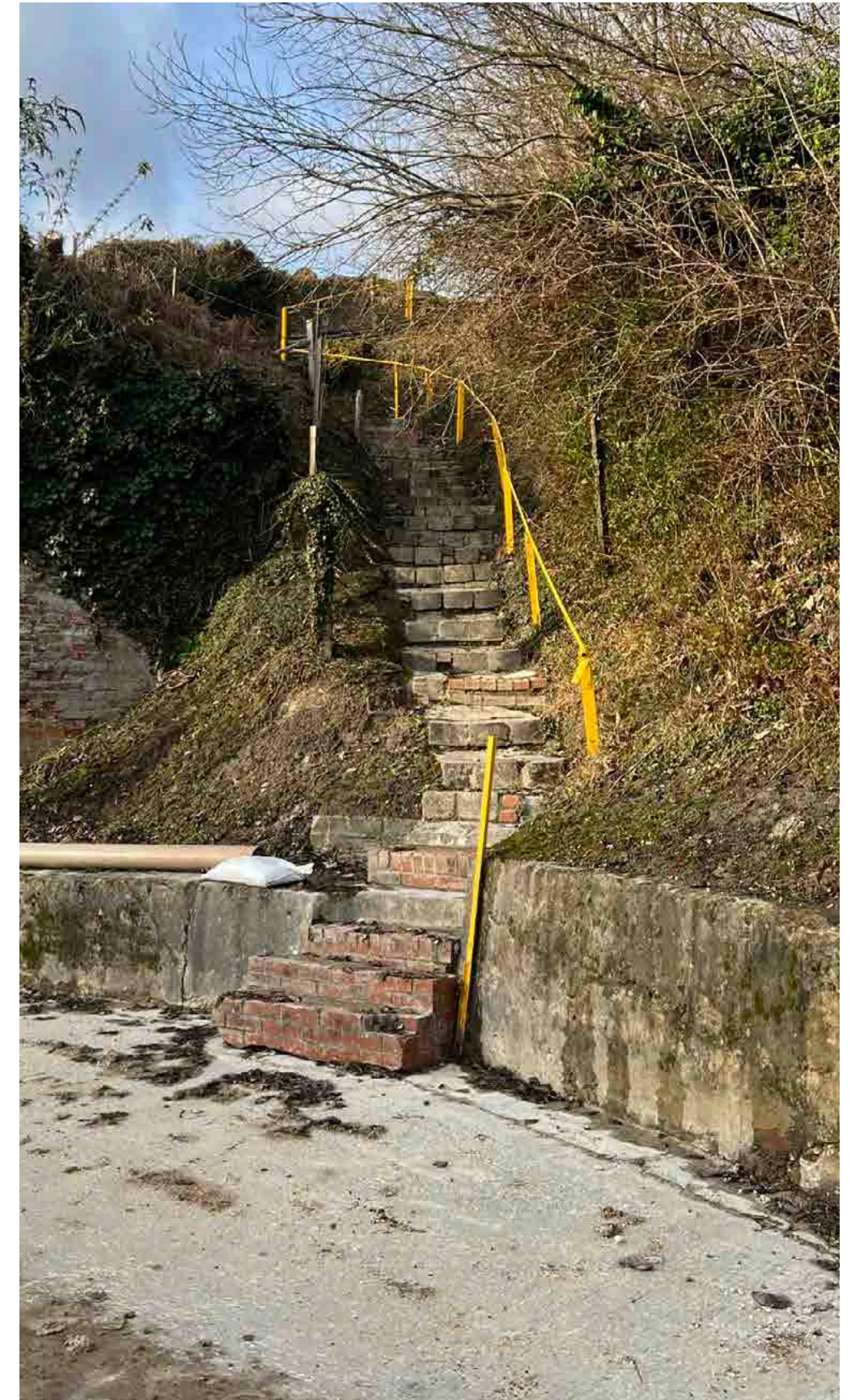
Historic Lime Kilns



Engraved setts



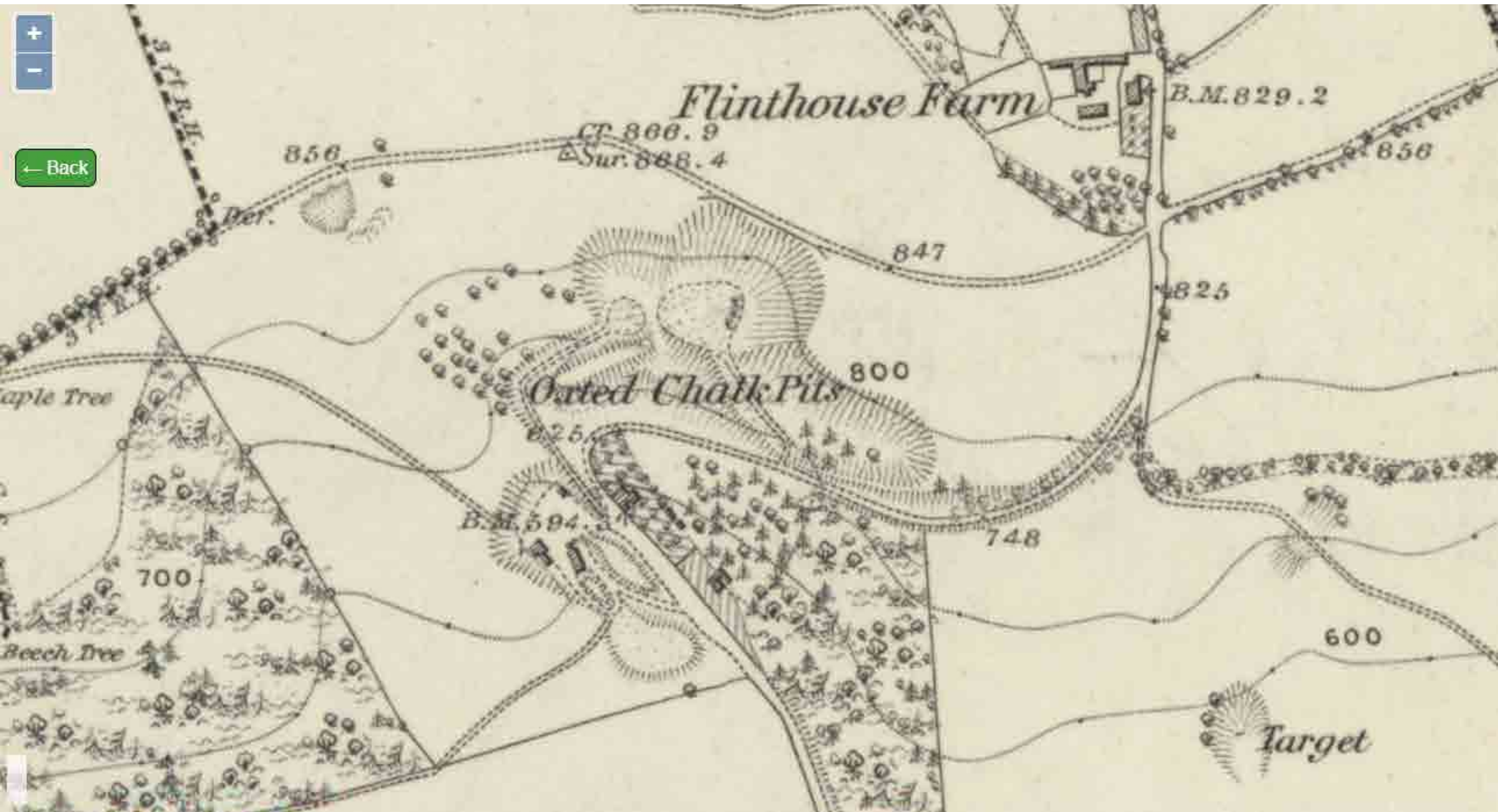
Chalk cobbles and agricultural lime



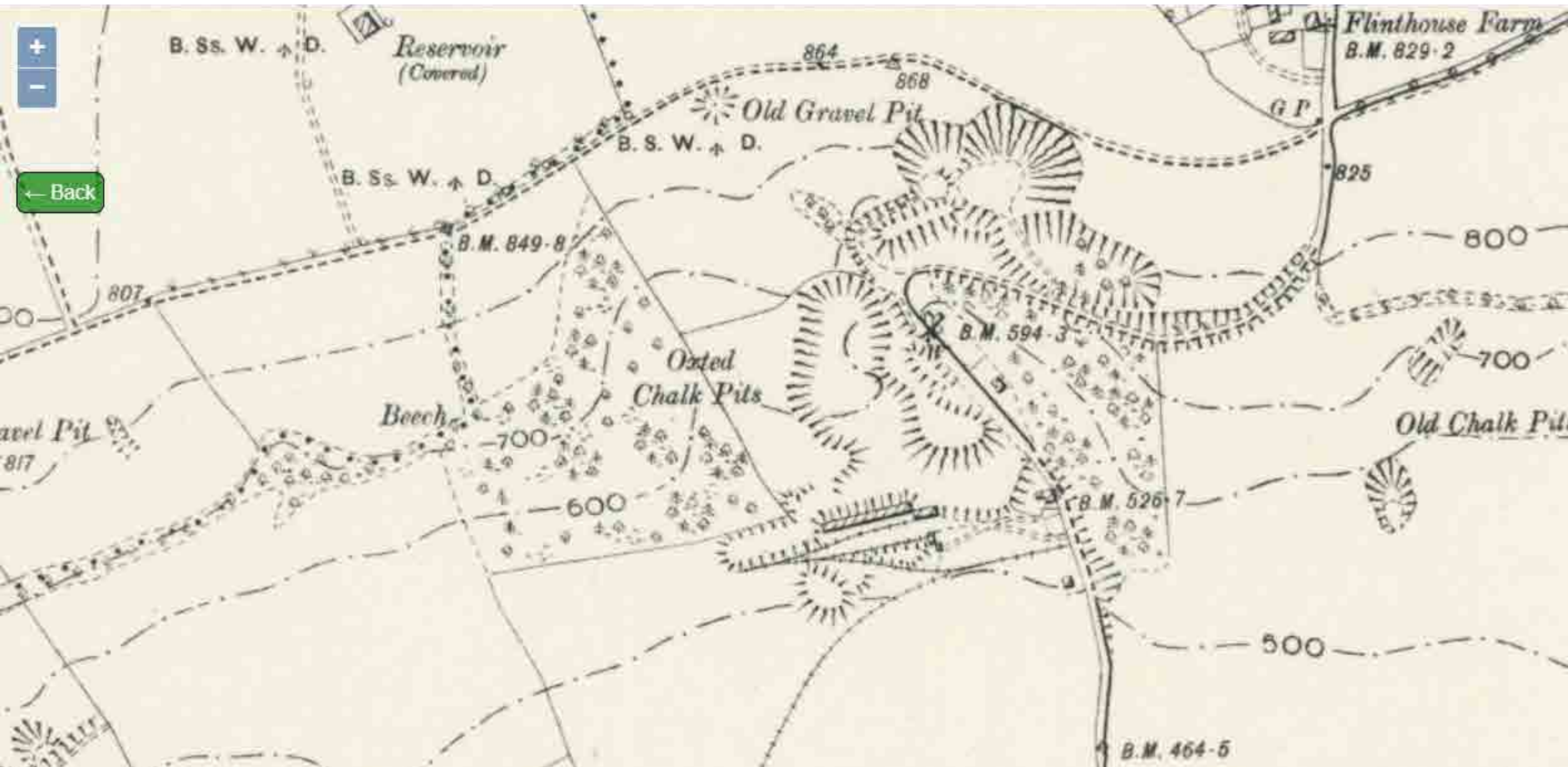
Steps adjacent to the Kilns



# Historic Maps provided by National Trust - 1872



# Historic Maps provided by National Trust - 1897





# 1926 Aerial Image





# Existing View of the Kilns





# New Footway link through the Site & the Restored Kilns





# Quarry HGV Movements - Up to 200 per day





# Chalkpit Lane - Existing



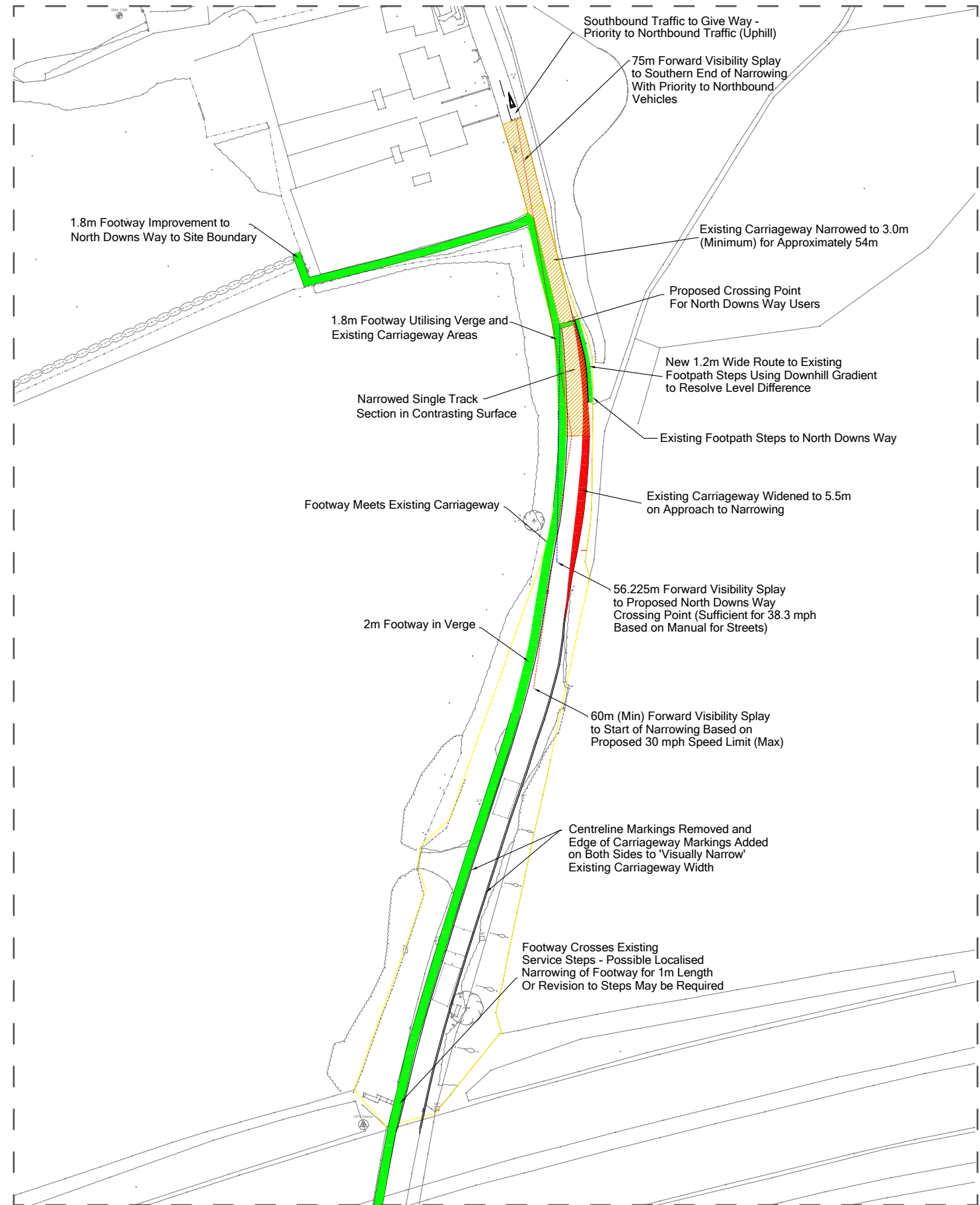
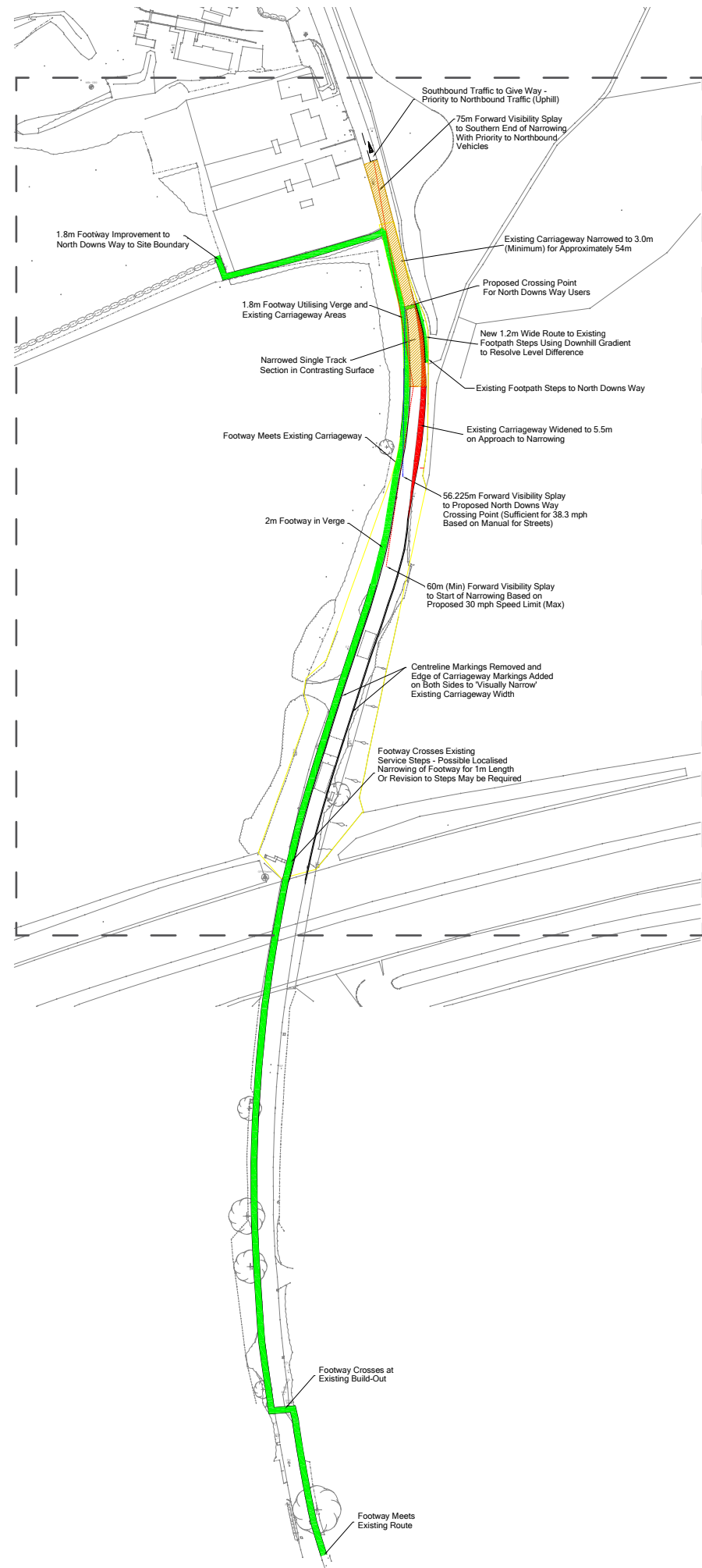


# New footway link from Oxted to the North Downs - Proposed



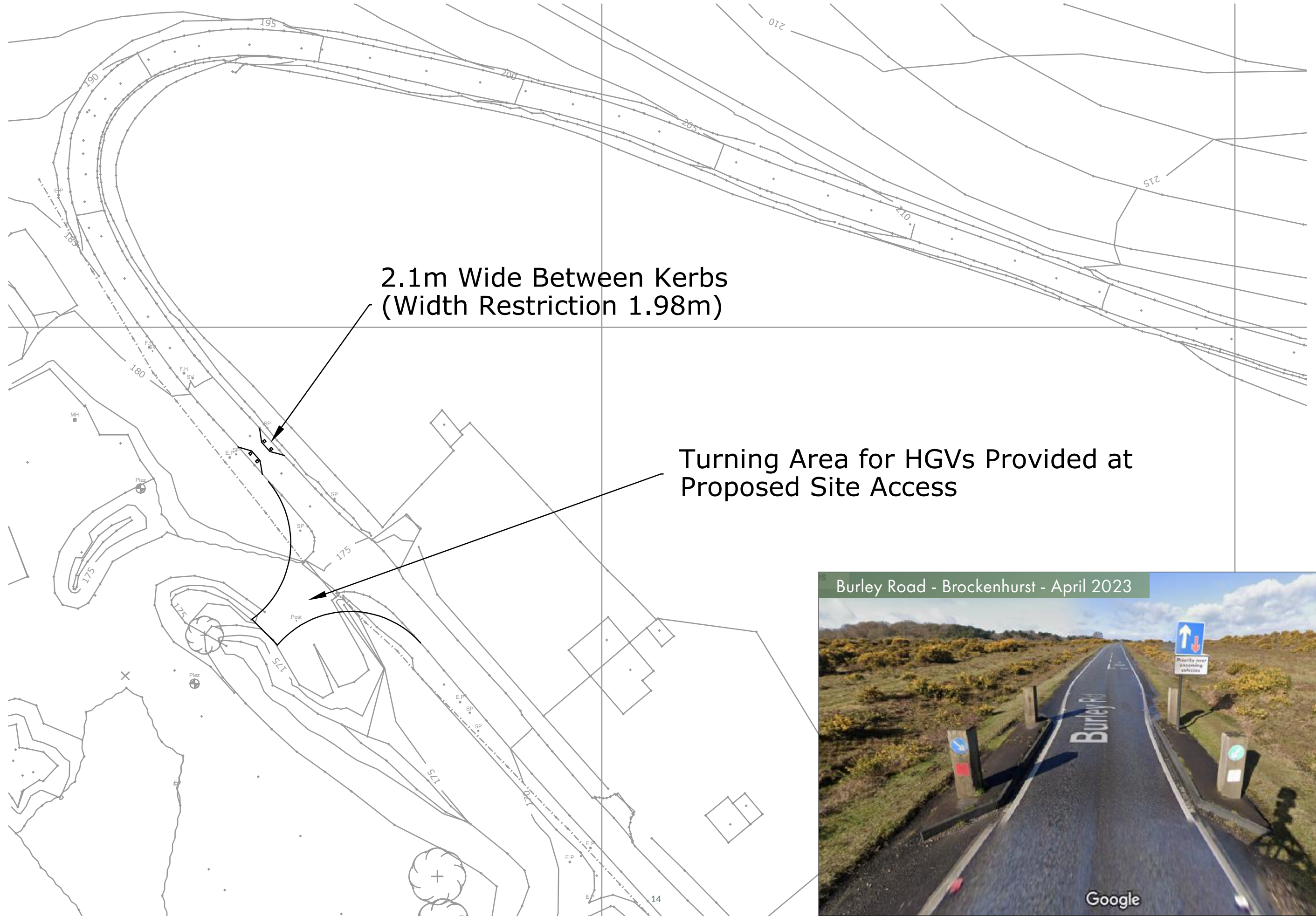


# Option 2 – Further Developed Scheme





# Chalkpit Lane Turning Heads & Traffic Calming

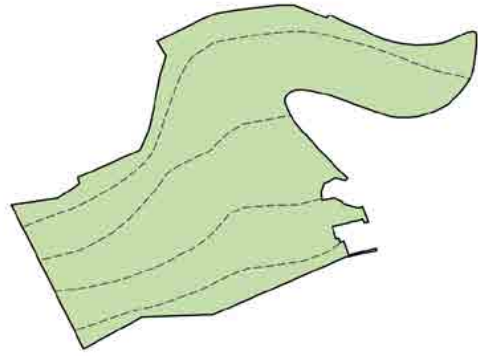




# Landscape Objectives

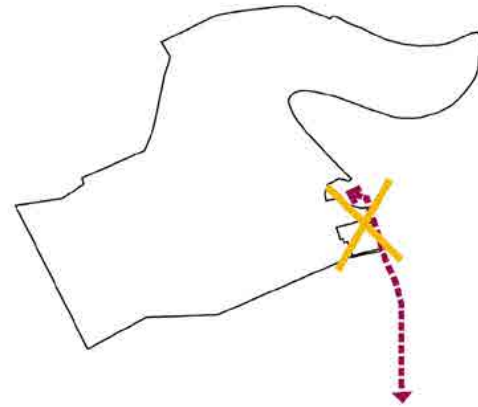
## Restoration of the quarry

Re-contour the site to restore a sense of the natural downland character.



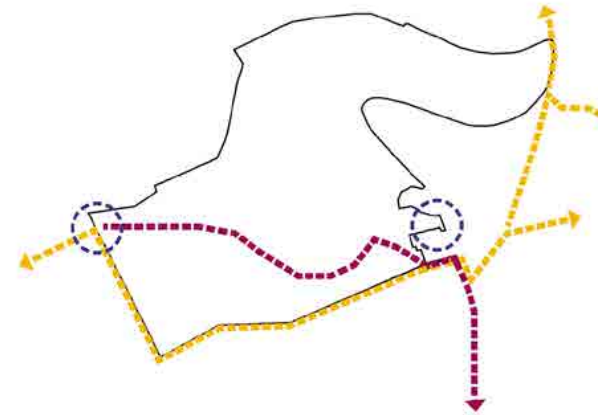
## Removal of HGV movements

Removal of up to 200 HGV movements per day between the site and Chalkpit Lane (south).



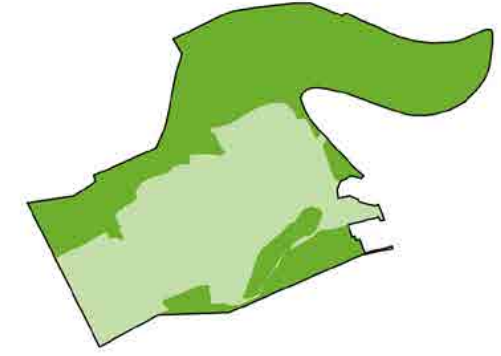
## Improve access to the countryside

Link to the Pilgrims Way and provide a new dedicated pedestrian route to and from Oxted.



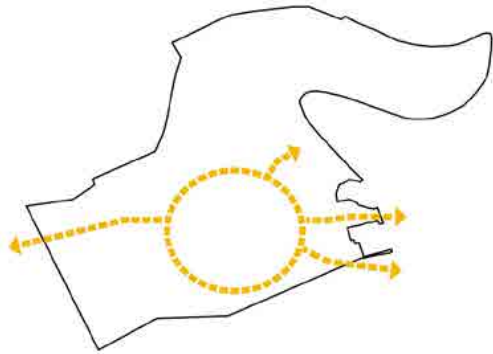
## Enhance on-site ecology

Look to maintain and expand valuable habitats, providing a net gain in biodiversity value over and above the approved restoration scheme



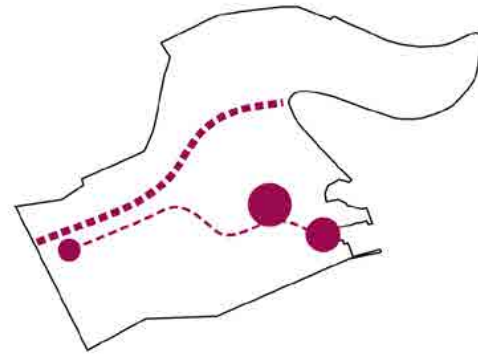
## Provide public access land

Create a safe accessible area of parkland that integrates with existing public rights of way. No public access is proposed as part of the approved restoration scheme.



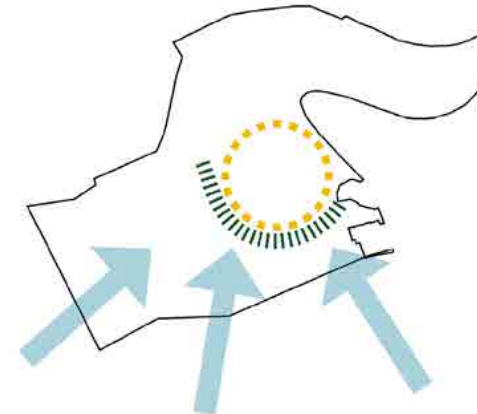
## Reveal on-site heritage

Preserve heritage assets, with a complimentary wayfinding and interpretation strategy. No access is provided as part of the existing restoration scheme.



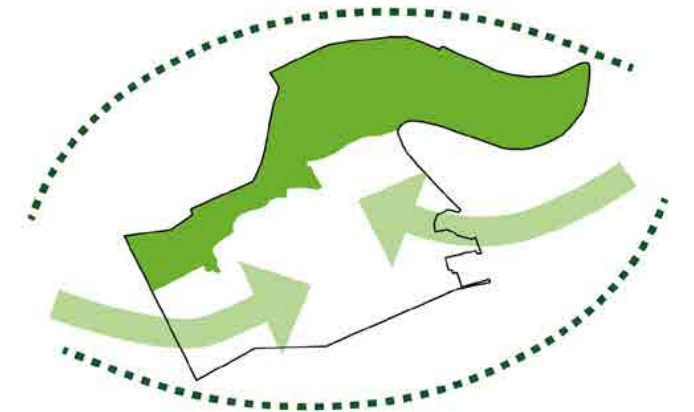
## Sensitively integrate development

Incorporate a limited amount of development (10% of the site) that sits discretely within the site and blends with the surrounding landscape. Use layers of landscape to filter views, restore the hillside character and mitigate development impacts.



## Respond to AONB character

Respond to the AONB character to successfully integrate the site proposals into the chalk ridgeline.





# Current Site Character - Buildings and Structures



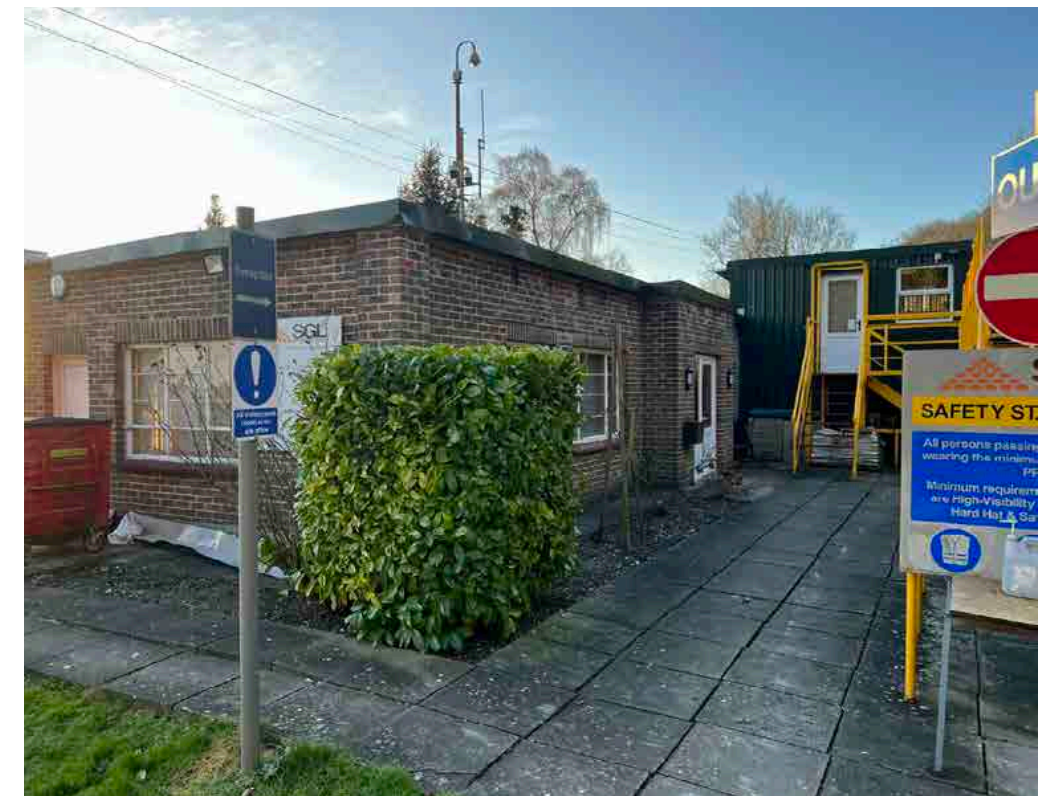
Existing building



Telecoms mast



Site entrance



Existing site office building



# Current Site Character - Quarry Workings



Access road into the quarry





# View of the Proposed Parkland





# Public Access

## Key Themes

- Managed access to protect key habitats and areas of chalk cliffs.
- Promote legible connected routes.
- Provide enclosure to spaces to facilitate alternative management practices e.g. grazing.

## Access

Public access - Streets within residential areas, neutral & amenity grassland and heritage assets.

Semi Public Access - Access is controlled with fencing and a gate or dense vegetation .

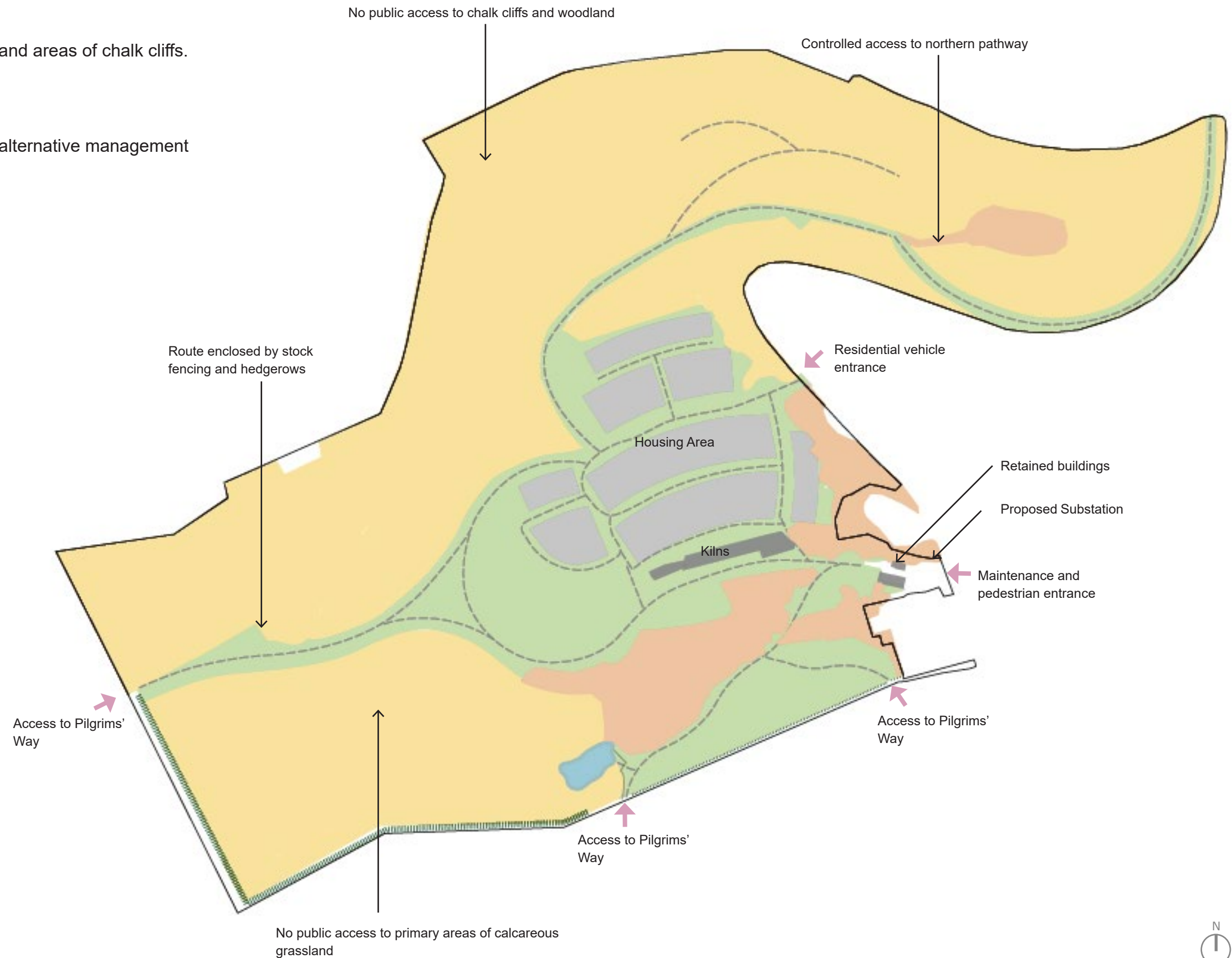
No public access - Access restricted by use of a combination of physical fencing and natural features such as hedgerows. Areas generally consist of calcareous grassland and chalk cliffs.

## Other

Housing Development (Indicative)

Heritage features and existing buildings

Possible drainage pond - TBC





# Vegetation Types & Habitats

## Vegetation Type Precedent Images



Woodland - Mixed and Broadleaf



Calcareous Grassland



Amenity Grassland



Woodland edges and scrub planting



Neutral Grassland Semi-Improved



Native hedgerows

## Other habitat enhancements



Bat / Bird boxes



Hibernaculum



Log piles



Feature bug hotel



# Natural Parkland with Housing



Woldingham

The Ridge

Woodland and chalk cliff

Chalkpit Lane

Woldingham & Oxted Downs SSSI

Housing area (Indicative)

### Site Areas

Housing site:

**2.6ha / 6.4 acres (10%)**

Natural Parkland:

**23.3ha / 57.6 acres (90%)**

### Key

- 1. Proposed education facility within former office building
- 2. Picnic area and natural play space
- 3. Housing access from Chalkpit Lane
- 4. Parkland maintenance route
- 5. Kiln structures
- 6. Footpath link to Pilgrims' Way
- 7. Areas of calcareous grassland - no public access
- 8. Areas of grassland - public access
- 9. Pathway with controlled access
- 10. Clearing for organised group activities
- 11. Drainage pond





# Educational Facility





# Housetype Examples - Front Elevations



*2 Bed House*



*4 Bed House*



*4 Bed House*



*4 Bed House*



*3 Bed House*



*3 Bed House*



*3 Bed House*



*3 Bed House*

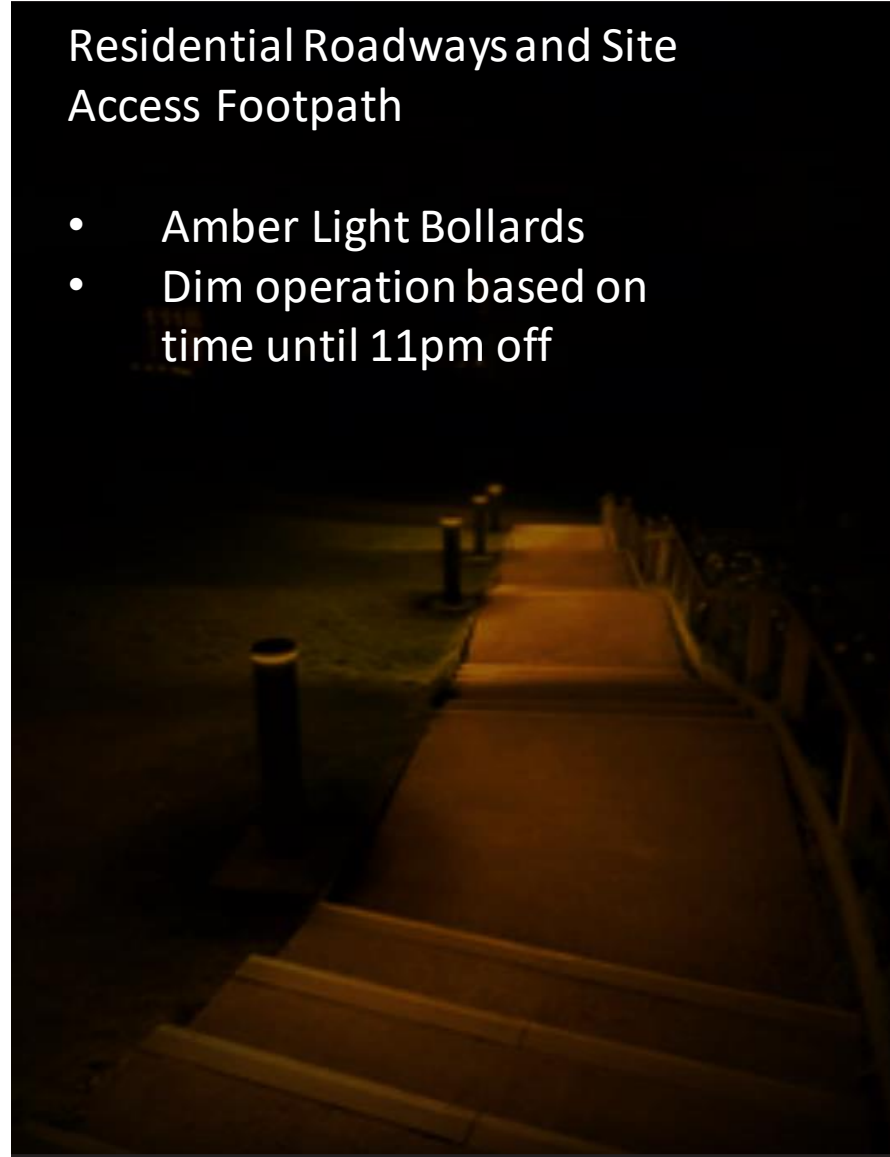


# Lighting Proposals



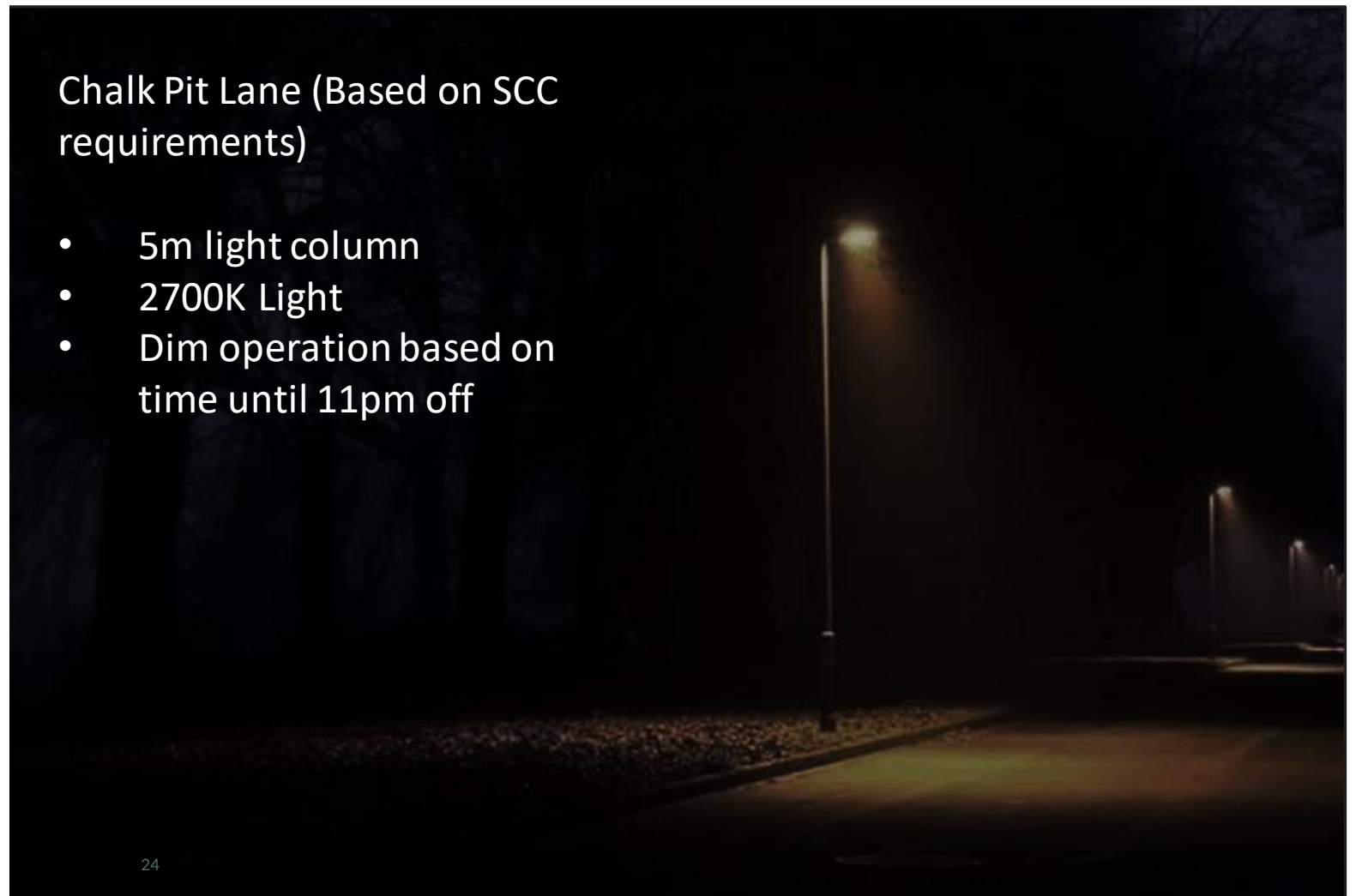
## Residential Roadways and Site Access Footpath

- Amber Light Bollards
- Dim operation based on time until 11pm off



## Chalk Pit Lane (Based on SCC requirements)

- 5m light column
- 2700K Light
- Dim operation based on time until 11pm off





# Draft Implementation Timeline

2023

2024

2026 / 2027

*End of July 2023*

Planning Application  
Submitted

*Early 2024*

Planning Application  
granted and Quarry  
activities ceases

*2026/2027*

Opening of Parkland  
and works complete

*End of 2023*

Target Planning  
Committee

*Autumn 2024*

Construction works  
commence



