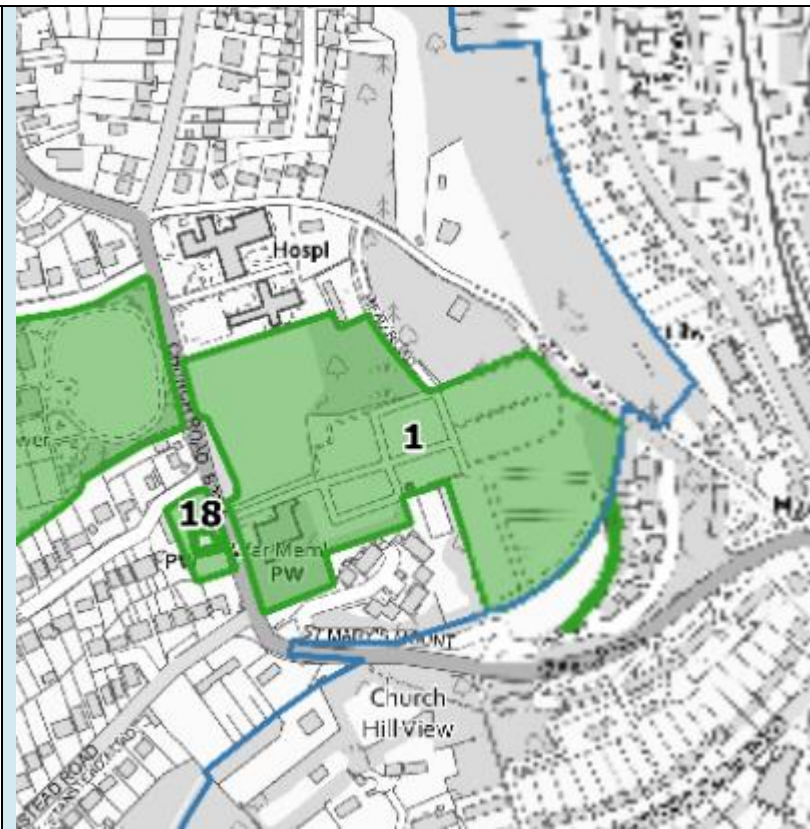


## Site Checklist for potential Local Green Space Site Assessment - Caterham, Chaldon and Whyteleafe Neighbourhood Plan

Please complete the checklist below (and provide all the relevant evidence) for each potential site to be considered as Local Green Space. Please complete the light blue fields:

1	<b>General Information</b>
1.1	<b>Name and address of the subject site</b> <i>Some sites have several names and all known names should be given</i>
	<b>Dene Field and St Mary's Churchyard</b>
1.2	<b>Site location plan</b> <i>The plan can be at any scale but must show the location and boundaries of the site. Please indicate the scale.</i>
	Location is numbered '1' on the map below



1.3	<p><b>Organisation or individual proposing site for designation</b>  <i>This will normally be a Town or Parish Council or a recognised community group</i></p>
	<p>CR3 Neighbourhood Plan Group</p>
1.4	<p><b>Ownership of site if known</b>  <i>Information on land ownership can be obtained from the Land Registry. Some land parcels are not registered however local people may know the owner. Please provide details of lessees in addition, if leasehold.</i></p>
	<p><u>Dene Field:</u>          NHS Property Services Limited (co. Reg. No. 7888110)</p>

	<p>4th Floor, Skipton House 80 London Road, London, SE1 6LH</p> <p><u>St Mary's Churchyard:</u> Southwark Diocesan Office Trinity House 4 Chapel Court Borough High Street London , SE1 1HW</p> <p><u>Civil burial ground:</u> Tandridge District Council Council Offices Station Road East Oxted Surrey RH8 0BT</p>
1.5	<b>Is the owner of the site aware of the potential designation?</b>
	Yes
1.6	<b>Does the owner support the designation?</b> <i>Sites may be designated as Local Green Spaces, even if there are objections from the site owners</i>
	<p><b>NHS Property Services (Dene Field)</b> – not supportive: the respondent suggests that the LGS listing should be separated as the Dene Field is separate from the remainder of the site specified. In addition, the respondent does not believe the field is demonstrably special to the community, as it is only in use on certain days of the year. The site is already within Green Belt therefore questions the need for the LGS. The NHS also suggest that there might be longer term plans to expand their facilities in to this space. See full response here: <a href="https://tandridge-consult.objective.co.uk/common/search/advanced_search.jsp?id=1224075&amp;lookingFor=representations&amp;tab=list">https://tandridge-consult.objective.co.uk/common/search/advanced_search.jsp?id=1224075&amp;lookingFor=representations&amp;tab=list</a></p>

**Southwark Diocesan Office (St Marys Churchyard)** - not supportive: The respondent would prefer the entire site to be removed as an LGS, in case there is a need to expand the site. If the site is to be included, then they would prefer the buildings themselves on the site to be removed from the boundary. Mention that the site is already within Green Belt.

**TDC (Civil burial ground)** – supportive: but consider the three parts of the site to be separate and therefore should be listed separately within the LGS record.

1.7 **Photographs of site**

*Insert below or include separately please.*



Burial ground



Dene Field



St Mary's Church



1.8	<b>Community served by the potential Local Green Space?</b> <i>i.e. does the site serve the whole village/town or a particular geographic area or group of people?</i>
	The site is valued and well used by the local community. The Dene Field has historically been used by the public for local events and activities, and continues to be used (although access is by arrangement). In recent months, the field has not been well-maintained, leaving it furrowed and muddy.
1.9	<b>Are there any barriers to the local community accessing the site from their homes?</b>

	<p><i>e.g. railway line; main road</i></p> <p><i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i></p>
	The sites are located along a very busy road, with few crossing points, but they are within the built up area and are well used.
2.0	<b>Planning History</b>
2.1	<p><b>Is there currently a planning application for this site, or part of it?</b></p> <p>If planning permission has been permitted, could part of the overall site still be used as a Local Green Space?</p>
	No
2.2	<p><b>Is the site allocated for development in the Local Plan? If allocated, could part of the overall site still be used as a Local Green Space?</b></p>
	No
3	<b>Size, scale and “local nature” of proposed Local Green Space</b>
3.1	<p><b>Area of proposed site?</b></p> <p><i>(hectares)</i></p>
	4.71ha
3.2	<p><b>Is the proposed site “local in character”?</b></p> <p><i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is your evidence?</i></p>
	Yes, the site has been in use as a church and associated burial ground for many centuries and the urbanised area has developed around it.
3.3	<p><b>Is the site an “extensive tract of land”?</b></p> <p><i>(Extensive tracts of land cannot be designated as Local Green Space)</i></p> <p><i>e.g. how large is it in comparison to other fields; groups of fields; areas of land in the vicinity etc.? Does the site “feel” extensive or more local in scale?</i></p>
	No. The site is small in scale.
4	

	<b>Need for Local Green Space?</b>
4.1	<p><b>Is there a need for a local green space in this location?</b>  <i>e.g. is there a shortage of accessible greenspace in the area? Is there a village needs survey or parish plan that provides evidence of that need?</i>  <i>Further information – Natural England (Accessible Natural Greenspace Standard)</i></p>
	<p>For natural and semi natural green space, the Natural England Accessible Natural Greenspace Standard (ANGSt) suggests that there should be at least 2 hectares of local nature reserve per 1,000 population. The TDC Open Space Assessment (2015) suggests that this level of provision would be far too low for the District given the predominance of the rural landscape and the importance residents place on the health benefits of having open green space close to home. For most residents the protection of natural open space was identified as particularly important for health and making the District a particularly desirable and sought after area to live in. The report suggests that there are households living outside the catchment for accessibility, and improvements to accessibility of existing sites further afield should be considered as a priority as this is not an easy type of open space to develop.</p> <p>For amenity green spaces, overall quality and quantity is felt to be good, although existing spaces should be retained, in particular in areas where the population may continue to grow. Improving such sites – signage, accessibility for all users, keeping litter free - will encourage more people to access them.</p> <p><a href="https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Evidence%20base%20and%20technical%20studies/Tandridge-District-Open-Space-Assessment-2015.pdf">https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Evidence%20base%20and%20technical%20studies/Tandridge-District-Open-Space-Assessment-2015.pdf</a></p>
5	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”?</b>
5.1	<p><b>How far is the site from the community it serves?</b>  Is the site within 2km of the local community? Possible evidence – a map to show that distance</p>
	The site is located within the built up area.
6	<b>Evidence to show that the green area is “demonstrably special to a local community”?</b>
6.1	<p><b>Evidence of support from local community groups and individuals.</b>  <i>e.g. letters of support; petitions; surveys; and responses to Issues &amp; Options Consultations and Regulation 14 Consultations.</i></p>

6.2	<b>Evidence of support from community leaders</b> <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i>
6.3	<b>Evidence of support from Parish or Town Council</b> <i>e.g. letter of support; Council minutes</i>
	The Neighbourhood Councils that make up the CR3 Neighbourhood Plan Group have all signed a letter of support for the Neighbourhood Plan and the policies within it. This includes support for the Local Green Space proposals.
6.4	<b>Evidence of support from other groups</b> <i>e.g. letters of support from organisations such as Campaign to Protect Rural England; local amenity societies; local schools etc</i>
7	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)</b>
7.1	<b>Is this criterion relevant to this site? (Yes / No)</b>
	No
7.2	<b>Describe why the community considers that the site has a particular local significance for its beauty.</b>
7.3	<b>Site visibility</b> <i>Is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i>
7.4	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i>



7.6	<p><b>Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>  <i>Further information – Natural England</i></p>
7.7	<p><b>Does the site contribute to the setting of a historic building or other special feature?</b></p>
7.8	<p><b>Is the site highlighted in literature or art?</b>  <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i></p>
8	<p><b>Evidence to show that the green area “holds a particular local significance for example because of its historic significance” (if applicable)</b></p>
8.1	<p><b>Is this criterion relevant to this site? (Yes / No)</b></p>
	<p>Yes</p>
8.2	<p><b>Are there any historic buildings or remains on the site?</b>  <i>e.g. listed buildings; scheduled ancient monuments; registered parks and gardens; war memorials; other historic remains or structures.</i>  <i>Further information –English Heritage; local history society</i></p>
	<p>Yes – The Church of St. Mary the Virgin stands at the top of Church Hill, Caterham, Surrey. It is an impressive Victorian Gothic building, and was built to replace the ancient Church of St. Lawrence as the Parish Church for Caterham. The present Church is surrounded by a closed Churchyard, on three sides, with parking and the St. Paul’s Centre (1990) on the north side. On the south side is the (attached) church hall (built in the 1960s) which has recently undergone major refurbishment. St. Mary’s was consecrated on 7th May 1866 by the then Bishop of Winchester. It was designed by W &amp; C H Basset Smith in the “Decorative” style but has been enlarged since then.</p>

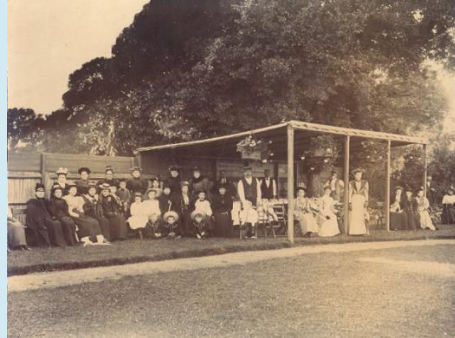
	<ul style="list-style-type: none"> <li>• In 1883 the Church, with a nave, chancel and narrow side aisles, was extended by the addition of a new south aisle, Tower and Spire (126ft).</li> <li>• In 1891 a carillon of 8 tubular bells was added, and at a later date the chancel was extended and the Lady Chapel built.</li> <li>• In 1908 the organ was installed.</li> <li>• In 1912 the North Aisle was added.</li> </ul>
8.3	<p><b>Are there any important historic landscape features on the site?</b>  <i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i>  <i>Further information –English Heritage; local history society</i></p>
	The Church of St Mary is Grade II listed.
8.4	<p><b>Did the site play an important role in the historic development of the village or town?</b>  <i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i></p>
	The site of St. Mary’s was originally Glebe land and, in the mid-19th Century, it was given to the then Parish Church of St. Lawrence for a burial ground – this was before the road existed. The new church of St. Mary’s was built on the site to cater for the growing population.
8.5	<p><b>Did any important historic events take place on the site?</b></p>
	<p>The churchyard is of historic community interest; it includes the Guards plot with memorials to a number of local servicemen killed in conflict (Caterham is a former barracks town). Sloping downhill, it has a path joining to the ancient Waller Lane track (still a Hill to Valley link). There are many recent family memorials too. It forms a calm and tranquil place with a fine viewpoint towards the Surrey Hills AONB.</p> <p>Whilst the land is within the Green Belt, the designation of Local Green Space is felt to reflect the long standing community significance of the space.</p>
8.6	<p><b>Do any historic rituals take place on the site?</b>  <i>e.g. well-dressing; maypole dancing etc.</i></p>
	n/a
9	<p><b>Evidence to show that the green area “holds a particular local significance, for example because of its recreational value (including as a playing field)”, (if applicable)</b></p>

9.1

**Is this criterion relevant to this site? ((Yes /No)**

The Dene Field was historically part of the church glebe land and these adjoining spaces have always had a strong collective community role, for a long time used as a leisure ground:

Spectators at a cricket match Dene Field c1900 (CVL000942)



Cricket Team at Dene Field c1900 (CVL000943)



Dene School Sports Day 1923 (CVL000944)



Today, the field hosts the annual Caterham firework display. As an accessible open space (by appointment) close by the Hill settlement, it has been traditionally used by the community and this is set to increase as it is in an area of growing population. The field is also used for part of a play scheme by the church.

9.2 **Is the site used for playing sport?**

*If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?  
Further information – Sport England*

Historically yes, see above.

9.3 **Are the public able to physically access the site?**

*Are there any public rights of way across, or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole site or only part? Is there good disabled access to the site? (A site can still be designated even if there is no public access.)*

Churchyard and burial ground – this is accessible to the public

Dene Field - Yes, but with permission from the NHS.

9.4 **Is the site used by the local community for informal recreation? If so, since when?**

*e.g. dog walking; sledging; ball games etc.*

No

	<b>Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity” (if applicable)</b>
10.1	<b>Is this criterion relevant to this site? (Yes/ No)</b>
10.2	<b>Do you consider the site to be tranquil?</b> <i>Are there roads or busy areas close by?</i>
10.3	<b>Is the site within a recognised tranquil area?</b> <i>e.g. within the Campaign to Protect Rural England’s tranquillity maps <a href="https://www.cpre.org.uk/resources/countryside/tranquil-places/item/1839?qclid=CjwKCAiArJvBRACEiwa-Wiqq7SFysMqTRATbt9ecVBv5mtMkR1MoER67WABlzQZfR1BntWrhDRjtRoCAqwQAvD_BwE">https://www.cpre.org.uk/resources/countryside/tranquil-places/item/1839?qclid=CjwKCAiArJvBRACEiwa-Wiqq7SFysMqTRATbt9ecVBv5mtMkR1MoER67WABlzQZfR1BntWrhDRjtRoCAqwQAvD_BwE</a></i>
11	<b>Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife”; (if applicable)</b>
11.1	<b>Is this criterion relevant to this site? (Yes/ No)</b>
11.2	<b>Is the site formally designated for its wildlife value?</b> <i>e.g. as a site of special scientific interest; a key wildlife site etc Further information - Natural England</i>
11.3	<b>Are any important habitats or species found on the site?</b> <i>e.g. habitats and species listed in the UK priority habitats and species lists or in Biodiversity Action Plans or protected species or on the red/amber lists of birds of conservation concern. Further information - Natural England; National Biodiversity Network; RSPB.</i>

11. 4	<b>What other wildlife of interest has been found on the site?</b> <i>Further information - Natural England; National Biodiversity Network. Further information - Natural England</i>
11. 5	<b>Is the site part of a long-term study of wildlife by members of the local community?</b> <i>e.g. long-term monitoring of breeding birds</i>
12	<b>Evidence to show that the green area “holds a particular local significance, for any other reason”; (if applicable)</b>
12. 1	<b>Is this criterion relevant to this site? (Yes/ No)</b>
12. 2	<b>What are the other reasons why the site has a particular local significance for the local community?</b>
13	<b>Landowner consultation and property management</b>
13. 1	<b>The questions in section 1 seek to establish landownership and whether there is landowner support for LGS designation. The NPPG advises that the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. (Paragraph: 019 Reference ID: 37-019-20140306, Revision date: 06 03 2014).</b> <b>(i) Please confirm when this proposed LGS was first identified and;</b> <b>(ii) When and how the landowners were notified</b>
	(i) The site was initially identified as having potential for LGS designation in 2016 during the development of the Neighbourhood Plan.

	(ii) NHS Property Services and Tandridge District Council were notified by letter at Regulation 14. The Diocesan Office were consulted at Regulation 16.
13.2	<b>Have property management considerations been discussed between the landowners and Qualifying Body. If so when?</b>
	No
13.3	<b>Would designation place any restrictions or obligations on landowners? If so, is there a risk that these may be unduly onerous? Where appropriate, have migration measures been considered? Please provide details.</b>
	Dene Field – designation would restrict any potential plans to move the hospital, however such plans do not yet exist. In any case, the land sits within a green corridor identified within the neighbourhood plan. The Tandridge Open Space Assessment (2015) states that green corridors can be particularly valuable in towns, facilitating links between open spaces and local residents and valuable linkages between the towns and outlying rural settlements.  Churchyard – yes if the church buildings wished to expand – but the Neighbourhood Plan could redraw the boundary to remove the buildings to enable this.
13.4	<b>Who will manage the Local Green Space after designation? Please provide details.</b>
	Site owners.

### Advice Notes:

Not every potential site will meet every criterion, however all potential Local Green Space sites must meet the following criteria in the checklist:

- 2.1 Not have an extant planning permission within which the Local Green Space could not be accommodated;
- 2.2 Not allocated for development in the relevant Neighbourhood Plan, unless it can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else in the neighbourhood plan area; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development;
- 3.2 “local in character”;

- 3.3 Not an “extensive tract of land”;
- 5 in “proximity to the community it serves”; and
- 6 “demonstrably special to the local community”;

All potential LGS sites must meet at least one of the following criteria in the Checklist;

- 7 “particular local significance ... because of its beauty”;
- 8 “particular local significance ... because of its historic significance”;
- 9 “particular local significance ... because of its recreational value”;
- 10 “particular local significance ... because of its tranquillity”;
- 11 “particular local significance ... because of its wildlife”; and
- 12 “particular local significance ... for any other reason”.

The NPPG places emphasis on early consultation with landowners and consideration of property management if land is to be designated as LGS. The questions in 13 seek to establish the extent to which these matters have been considered and whether these might give rise to additional obligations and whether they might place an unacceptable burden on the landowner. If so, would a partnership agreement or other mitigation measures be appropriate?