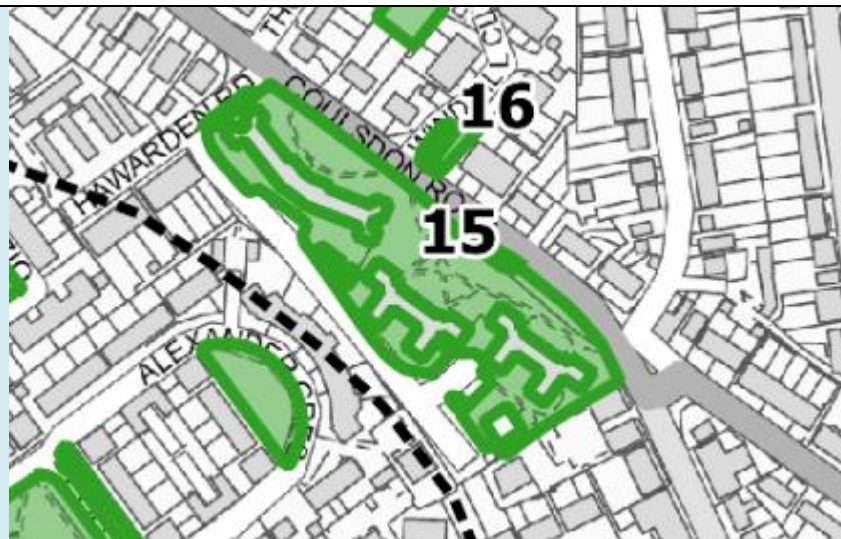


Site Checklist for potential Local Green Space Site Assessment - Caterham, Chaldon and Whyteleafe Neighbourhood Plan

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	General Information
1.1	Name and address of the subject site <i>Some sites have several names and all known names should be given</i>
	Alma, Huntsman's and Newlands Court (Note The name has been amended at Regulation 16 to make the site more identifiable) Coulsdon Road, CR3 5NZ
1.2	Site location plan <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 '15' on the map below



1.3	<p>Organisation or individual proposing site for designation <i>This will normally be a Town or Parish Council or a recognised community group</i></p>
	Neighbourhood Councils
1.4	<p>Ownership of site if known <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>Tandridge District Council Council Offices Station Road East Oxted Surrey RH8 0BT</p>
1.5	<p>Is the owner of the site aware of the potential designation?</p>
	<p>Yes.</p>

	Notification sent to Tandridge District Council 10 June 2019
1.6	<p>Does the owner support the designation? <i>Sites may be designated as Local Green Spaces, even if there are objections from the site owners</i></p>
	<p>No:</p> <p>“it is acknowledged that this is a valuable buffer to these flats. Much of the area proposed for designation falls within the estate area of the many leaseholders who reside within these flats and it would be inappropriate to designate what is effectively the garden to these flats as Local Green Space.</p> <p>The buildings are very much “of their time” and may require major remodelling at a later point. This in turn may necessitate a different layout of built form and open space from that existing, and designation would not be in the interests of efficient and effective use of land for housing and amenity provision. Therefore, it is considered that this site does not meet the requirements of the final sentence of NPPF para 99 in being capable of enduring beyond the plan period.”</p> <p>https://tandridge-consult.objective.co.uk/common/search/advanced_search.jsp?id=1171321&lookingFor=representations&tab=list</p>
1.7	<p>Photographs of site <i>Insert below or include separately please.</i></p>
	

1.8	<p>Community served by the potential Local Green Space? <i>i.e. does the site serve the whole village/town or a particular geographic area or group of people?</i></p>
	<p>Yes – the spaces are an intrinsic part of the design of the buildings, which provide informal recreational space importantly located between the buildings and the busy road. It is felt that should any redevelopment of the buildings be required, these spaces should be retained.</p>
1.9	<p>Are there any barriers to the local community accessing the site from their homes? <i>e.g. railway line; main road</i> <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i></p>
	<p>No, the site is located within the built up residential area and access is directly from the associated residential dwellings.</p>
2.0	<p>Planning History</p>
2.1	<p>Is there currently a planning application for this site, or part of it? If planning permission has been permitted, could part of the overall site still be used as a Local Green Space?</p>
	<p>No</p>
2.2	<p>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?</p>
	<p>No</p>
3	<p>Size, scale and “local nature” of proposed Local Green Space</p>
3.1	<p>Area of proposed site? <i>(hectares)</i></p>
	<p>0.76 ha</p>
3.2	<p>Is the proposed site “local in character”? <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>
	<p>Yes, the green spaces have been as they are for many decades.</p>

3.3	<p>Is the site an “extensive tract of land”? <i>(Extensive tracts of land cannot be designated as Local Green Space)</i> <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
4	Need for Local Green Space?
4.1	<p>Is there a need for a local green space in this location? <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? Further information – Natural England (Accessible Natural Greenspace Standard)</i></p>
	Yes, this is an otherwise urban area and provides communal green space for the flats.
5	Evidence to show that “the green space is in reasonably close proximity to the community it serves”?
5.1	<p>How far is the site from the community it serves? Is the site within 2km of the local community? Possible evidence – a map to show that distance</p>
	Within the built up area .
6	Evidence to show that the green area is “demonstrably special to a local community”?
6.1	<p>Evidence of support from local community groups and individuals. <i>e.g. letters of support; petitions; surveys; and responses to Issues & Options Consultations and Regulation 14 Consultations.</i></p>
6.2	Evidence of support from community leaders

	<i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i>
6.3	Evidence of support from Parish or Town Council <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	Evidence of support from other groups <i>e.g. letters of support from organisations such as Campaign to Protect Rural England; local amenity societies; local schools etc</i>
7	Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)
7.1	Is this criterion relevant to this site? (Yes / No)
	No
7.2	Describe why the community considers that the site has a particular local significance for its beauty.
7.3	Site visibility <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	Is the site covered by any landscape or similar designations? <i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i>

7.6	<p>Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents? <i>Further information – Natural England</i></p>
7.7	<p>Does the site contribute to the setting of a historic building or other special feature?</p>
7.8	<p>Is the site highlighted in literature or art? <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i></p>
8	<p>Evidence to show that the green area “holds a particular local significance for example because of its historic significance” (if applicable)</p>
8.1	<p>Is this criterion relevant to this site? (Yes / No)</p>
	<p>No, aside from being part of the original architectural design of the flats.</p>
8.2	<p>Are there any historic buildings or remains on the site? <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>No</p>
8.3	<p>Are there any important historic landscape features on the site? <i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i> <i>Further information –English Heritage; local history society</i></p>
8.4	<p>Did the site play an important role in the historic development of the village or town?</p>

	<i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i>
8.5	Did any important historic events take place on the site?
8.6	Do any historic rituals take place on the site? <i>e.g. well-dressing; maypole dancing etc.</i>
9	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)
9.1	Is this criterion relevant to this site? ((Yes /No)
	<p>Yes: This green area is mostly a linear strip. It is grassed with mature trees singly or clustered around an access path.</p> <p>Its main feature is to act as a green spacer or buffer between blocks of 1960s social housing (three story flats) and the busy Coulsdon Road.</p> <p>This is a vital environmental feature which provides openness and visual appeal (an outlook of trees) for local residents, as well as a space to enjoy the fresh air and greenery within an otherwise largely urban setting.</p>
9.2	Is the site used for playing sport? <i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?</i> <i>Further information – Sport England</i>
9.3	Are the public able to physically access the site? <i>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.)</i>

	Yes
9.4	Is the site used by the local community for informal recreation? If so, since when? <i>e.g. dog walking; sledging; ball games etc.</i>
	Yes – since inception and for a range of informal activities.
10	Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity” (if applicable)
10.1	Is this criterion relevant to this site? (Yes/ No)
10.2	Do you consider the site to be tranquil? <i>Are there roads or busy areas close by?</i>
10.3	Is the site within a recognised tranquil area? <i>e.g. within the Campaign to Protect Rural England’s tranquillity maps https://www.cpre.org.uk/resources/countryside/tranquil-places/item/1839?qclid=CjwKCAiArjvBRACEiwA-Wiqq7SFysMqTRATbt9ecVBv5mtMkR1MoER67WABlzQZfR1BntWrhDRjtRoCAqwQAvD_BwE</i>
11	Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife”; (if applicable)
11.1	Is this criterion relevant to this site? (Yes/ No)
	No
11.2	Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest; a key wildlife site etc Further information - Natural England</i>

11.3	<p>Are any important habitats or species found on the site? <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></p>
11.4	<p>What other wildlife of interest has been found on the site? <i>Further information - Natural England; National Biodiversity Network. Further information - Natural England</i></p>
11.5	<p>Is the site part of a long-term study of wildlife by members of the local community? <i>e.g. long-term monitoring of breeding birds</i></p>
12	<p>Evidence to show that the green area “holds a particular local significance, for any other reason”; (if applicable)</p>
12.1	<p>Is this criterion relevant to this site? (Yes/ No)</p>
	<p>No</p>
12.2	<p>What are the other reasons why the site has a particular local significance for the local community?</p>
13	<p>Landowner consultation and property management</p>
13.1	<p>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</p>

	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). (i) Please confirm when this proposed LGS was first identified and; (ii) When and how the landowners were notified
	(i) Site identified in 2016
	(ii) Additional notification sent 10 June 2019
13.2	Have property management considerations been discussed between the landowners and Qualifying Body. If so when?
	No
13.3	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.
	Yes – see response from TDC above – although any redevelopment could in theory retain the footprint of the green space.
13.4	Who will manage the Local Green Space after designation? <i>Please provide details.</i>
	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?