


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>
	Rosedale Allotments Park Road, CR3 5TD
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 '18a' 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>
	CR3 Neighbourhood Plan Group
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>
	Yes.

	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: "This land comprises part of the TDC Housing Revenue Account (HRA) asset portfolio and is held for housing. The site has the potential for development for affordable housing and 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>
	Yes – the allotment provides an important facility for the local community.
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>
	No, site is located within the built up residential area.

2.0	Planning History
2.1	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?
	No
2.2	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?
	No
3	Size, scale and “local nature” of proposed Local Green Space
3.1	Area of proposed site? <i>(hectares)</i>
	0.12 ha
3.2	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>
	Yes
3.3	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>
	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>
	<p>Yes The TDC Open Space Assessment (2015) states: TDC use the national standard of 0.125 hectares per 1,000 people.</p> <p>The primary purpose of allotments is to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainable growth of food. In addition to their primary purpose allotments can provide a number of wider benefits to the community. For example, offering an alternative active pastime to participation in formal sport, particularly for older residents. This is particularly important in light of the ageing population in the District. Another benefit is the promotion of social inclusion by bringing people together.</p> <p>In addition to their social value, allotments also benefit the environment in a number of ways. They provide valuable green spaces within towns and cities making them more environmentally friendly, sustainable and attractive places to live. They can also provide a varied and valued habitat for wild plants and animals.</p> <p>In that document 33% of Tandridge residents said that there were not enough allotments.</p> <p>The Rosedale Allotments are well used and their loss would be greatly felt.</p>
5	<p>Evidence to show that “the green space is in reasonably close proximity to the community it serves”?</p>
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>
	<p>Within the built up area</p>
6	<p>Evidence to show that the green area is “demonstrably special to a local community?”</p>
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	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>
7.7	Does the site contribute to the setting of a historic building or other special feature?
7.8	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>
8	Evidence to show that the green area “holds a particular local significance for example because of its historic significance” (if applicable)
8.1	Is this criterion relevant to this site? (Yes / No)
	No
8.2	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>
8.3	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>

8.4	<p>Did the site play an important role in the historic development of the village or town? <i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i></p>
8.5	<p>Did any important historic events take place on the site?</p>
8.6	<p>Do any historic rituals take place on the site? <i>e.g. well-dressing; maypole dancing etc.</i></p>
9	<p>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)</p>
9.1	<p>Is this criterion relevant to this site? ((Yes /No)</p> <p>Yes: These allotments are keenly used by local residents for producing their home grown produce. They are a part of the natural outlook enjoyed by residents of the adjoining sheltered housing, Rosedale.</p> <p>This quiet sheltered strip, bordered and sheltered by shrubby trees, provides a small haven for wildlife, just beyond a series of back gardens within the built up area.</p> <p>LGS designation recognises the value these allotments provide to the community, which should be continued.</p>
9.2	<p>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></p>
	No
9.3	<p>Are the public able to physically access the site?</p>

	<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>
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
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, although allotments provide a ‘stepping stone’ habitat for flora and fauna in the otherwise urbanised area.

11.2	<p>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></p>
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 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).</p> <p>(i) Please confirm when this proposed LGS was first identified and; (ii) When and how the landowners were notified</p>
	(i) Site identified in 2016
	(ii) Additional notification sent 10 June 2019
13.2	<p>Have property management considerations been discussed between the landowners and Qualifying Body. If so when?</p>
	no
13.3	<p>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.</p>
	See TDC response.
13.4	<p>Who will manage the Local Green Space after designation? Please provide details.</p>
	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?