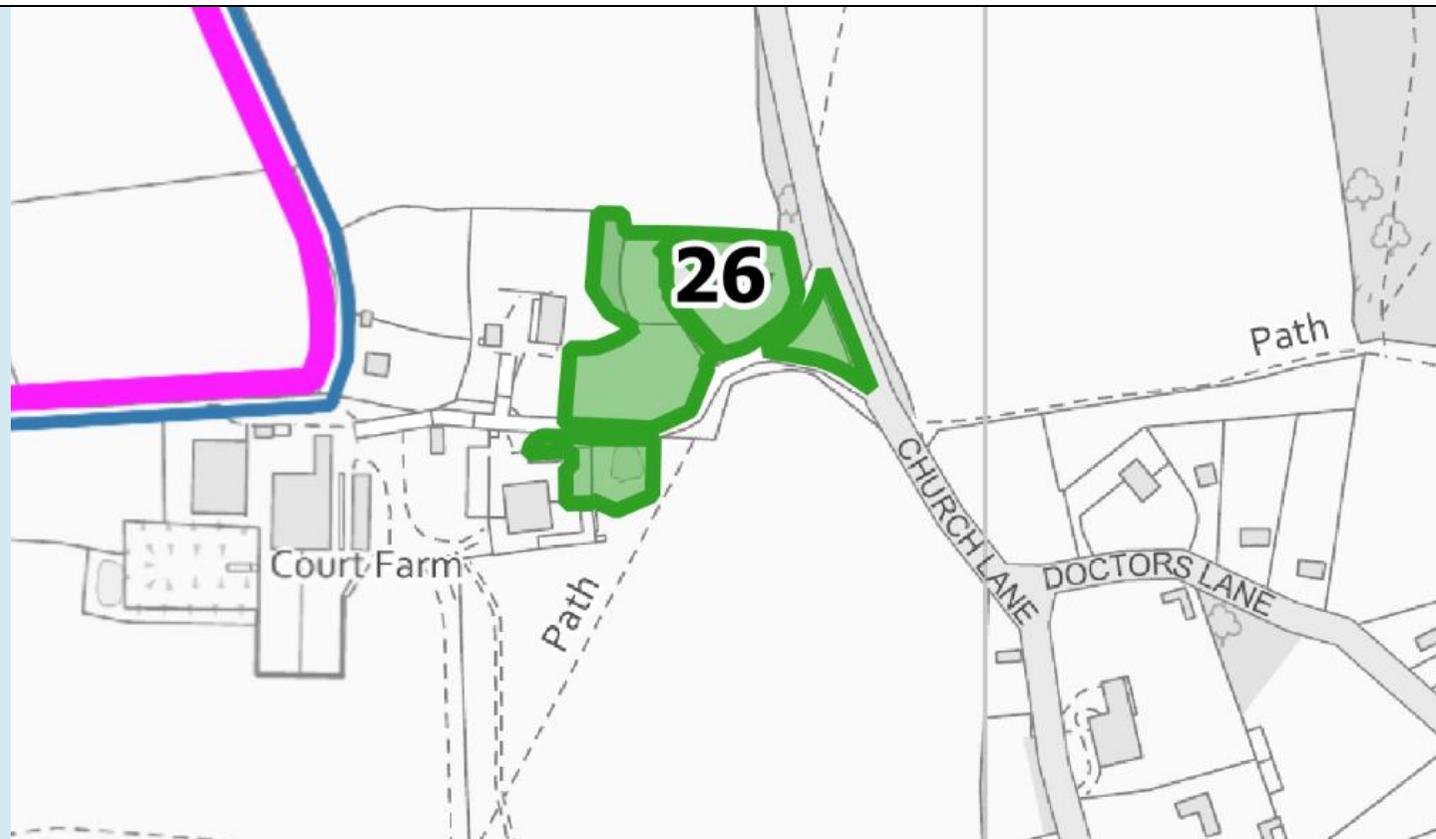


## Site Checklist for potential Local Green Space Site Assessment - Caterham, Chaldon and Whyteleafe Neighbourhood Plan

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><br><i>Some sites have several names and all known names should be given</i>                            |
|     | <b>Chaldon Churchyard Green, Shaw and Pond</b><br><br>Church Lane, Chaldon, CR3 5AL  |
| 1.2 | <b>Site location plan</b><br><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 '26' on the map below   |



|     |   |
|-----|---|
| 1.3 | <p><b>Organisation or individual proposing site for designation</b><br/> <i>This will normally be a Town or Parish Council or a recognised community group</i></p>  |
|     | CR3 Neighbourhood Plan Group  |
| 1.4 | <p><b>Ownership of site if known</b><br/> <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> |
|     | Ownership is divided as follows:  |

|     |   |
|-----|---|
|     | <p><u>Pond:</u><br/> Mr Colebrook<br/> Chaldon Court Farm<br/> Church Lane<br/> Chaldon<br/> Caterham<br/> CR3 5AL</p> <p><u>Green:</u><br/> Tandridge District Council<br/> Council Offices<br/> Station Road East<br/> Oxted<br/> Surrey<br/> RH8 0BT</p> <p><u>Churchyard:</u><br/> Southwark Diocesan Office<br/> Trinity House<br/> 4 Chapel Court<br/> Borough High Street<br/> London<br/> SE1 1HW</p> |
| 1.5 | <b>Is the owner of the site aware of the potential designation?</b>   |
|     | <b>Yes</b>  |
| 1.6 | <b>Does the owner support the designation?</b><br><i>Sites may be designated as Local Green Spaces, even if there are objections from the site owners</i>   |
|     | Mr Colebrook - yes<br><br>TDC - yes   |

Southwark Diocesan Office – they would prefer the site not to be designated, however If it is to be designated, they would like to see the buildings removed from the boundary.

1.7

**Photographs of site**

*Insert below or include separately please.*

Churchyard Green:



Shaw:



Pond:



1.8

**Community served by the potential Local Green Space?**

*i.e. does the site serve the whole village/town or a particular geographic area or group of people?*

Yes, the church and green space are an intrinsic part of community life in Chaldon.

1.9

**Are there any barriers to the local community accessing the site from their homes?**

*e.g. railway line; main road*

*Possible evidence – a map to show any potential barriers and how those can be overcome.*

The site is located at the edge of the village, but is historically very well accessed.

2.0

**Planning History**

|     |  |
|-----|--|
|     |  |
| 2.1 | <p><b>Is there currently a planning application for this site, or part of it?</b><br/>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   | <p><b>Size, scale and “local nature” of proposed Local Green Space</b></p>   |
| 3.1 | <p><b>Area of proposed site?</b><br/><i>(hectares)</i></p>   |
|     | 0.68 ha  |
| 3.2 | <p><b>Is the proposed site “local in character”?</b><br/><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 church and surrounds have formed part of the landscape since approx. 960AD  |
| 3.3 | <p><b>Is the site an “extensive tract of land”?</b><br/><i>(Extensive tracts of land cannot be designated as Local Green Space)</i><br/><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   | <p><b>Need for Local Green Space?</b></p>  |
| 4.1 | <p><b>Is there a need for a local green space in this location?</b><br/><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 - it plays a particular community role in relation to an ancient medieval church.  |

|     |  |
|-----|--|
| 5   | <b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”?</b>  |
| 5.1 | <b>How far is the site from the community it serves?</b><br>Is the site within 2km of the local community? Possible evidence – a map to show that distance   |
|     | At the edge of the village, but within 2kn of the community it serves.   |
| 6   | <b>Evidence to show that the green area is “demonstrably special to a local community”?</b>  |
| 6.1 | <b>Evidence of support from local community groups and individuals.</b><br><i>e.g. letters of support; petitions; surveys; and responses to Issues &amp; Options Consultations and Regulation 14 Consultations.</i>            |
|     |  |
| 6.2 | <b>Evidence of support from community leaders</b><br><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><br>e.g. letter of support; Council minutes  |
|     | 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><br><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>   |
|     | Yes  |
| 7.2 | <b>Describe why the community considers that the site has a particular local significance for its beauty.</b>  |
|     | <p>Collectively, these areas are the small surviving pieces of a medieval manor village, part of the Manor of Chaldon and described in the Domesday book.</p> <p>Their essential role is as the setting of the much visited 11th Century church, noted for its medieval wall painting of heaven and hell.</p> <p>The space encompasses an old 'working pond - one where visitors can 'stand and stare' nearby, and a triangle of light woodland. The central Green is planted with daffodils and edged by shaws (wide hedgerows); further woodland below the churchyard is home to a variety of flora and fauna including a badgers' sett.</p> <p>The tall trees, the shaws with blackthorn and hazel, and Ditches Lane, on the line of an ancient trackway, are all typical of the medieval period.</p> |
| 7.3 | <b>Site visibility</b><br><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><br><i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i>  |
|     | <p>Whilst the site sits within the Green Belt, a Conservation Area, and is within the Surrey Hills Area of Great Landscape Value, the community believe that the historic significance of this site warrants the protection of designation as a Local Green Space.</p>   |
| 7.6 | <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>   |
|     | It is within the Conservation Area.  |
| 7.7 | <b>Does the site contribute to the setting of a historic building or other special feature?</b>  |
|     | Yes the site provides the setting for the St Peter and St Paul Church, which is of international significance and appear in all texts on medieval church work. It has been described as the greatest prize of the Church of England.<br>There is a mural on the west wall of the church that is very significance. |
| 7.8 | <b>Is the site highlighted in literature or art?</b><br><i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i>  |
|     | As above.  |
| 8   | <b>Evidence to show that the green area “holds a particular local significance for example because of its historic significance” (if applicable)</b>   |
| 8.1 | <b>Is this criterion relevant to this site? (Yes / No)</b>   |
|     | Yes - Collectively, these areas are the small surviving pieces of a medieval manor village, part of the Manor of Chaldon and described in the Domesday book.<br><br>Their essential role is as the setting of the much visited 11th Century church, noted for its medieval wall painting of heaven and hell.       |
| 8.2 | <b>Are there any historic buildings or remains on the site?</b><br><i>e.g. listed buildings; scheduled ancient monuments; registered parks and gardens; war memorials; other historic remains or structures.</i><br><i>Further information –English Heritage; local history society</i>                            |
|     | The church itself, which houses a 12 <sup>th</sup> century mural – only such example of its size (1170). Featured on TV.   |

|     |  |
|-----|--|
|     | The tall trees, the shaws with blackthorn and hazel, and Ditches Lane, on the line of an ancient trackway, are all typical of the medieval period.   |
| 8.3 | <b>Are there any important historic landscape features on the site?</b><br><i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i><br><i>Further information –English Heritage; local history society</i> |
|     | The church and features of it.   |
| 8.4 | <b>Did the site play an important role in the historic development of the village or town?</b><br><i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i>  |
|     | As the site of the church.   |
| 8.5 | <b>Did any important historic events take place on the site?</b>   |
|     | No.  |
| 8.6 | <b>Do any historic rituals take place on the site?</b><br><i>e.g. well-dressing; maypole dancing etc.</i>  |
|     | No.  |
| 9   | <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>   |
| 9.1 | <b>Is this criterion relevant to this site? ((Yes /No)</b>   |
|     | No   |
| 9.2 | <b>Is the site used for playing sport?</b><br><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><br><i>Further information – Sport England</i>   |
|     |  |
| 9.3 | <b>Are the public able to physically access the site?</b>  |

|      |   |
|------|---|
|      | <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<br>Its on the way to many locations. Walking, visitors from all over the world.<br><br>Yale University – revising their work on the church  |
| 9.4  | <b>Is the site used by the local community for informal recreation? If so, since when?</b><br><i>e.g. dog walking; sledging; ball games etc.</i>  |
|      |   |
| 10   | <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>   |
|      | Yes – for spiritual reasons   |
| 10.2 | <b>Do you consider the site to be tranquil?</b><br><i>Are there roads or busy areas close by?</i>   |
|      | Yes, it is located at the edge of the village away from main roads.   |
| 10.3 | <b>Is the site within a recognised tranquil area?</b><br><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> |
|      | No  |
| 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>  |
|      | <b>Yes</b>   |
| 11.2 | <b>Is the site formally designated for its wildlife value?</b><br><i>e.g. as a site of special scientific interest; a key wildlife site etc Further information - Natural England</i>  |
|      | The space encompasses an old 'working pond - one where visitors can 'stand and stare' nearby, and a triangle of light woodland. The central Green is planted with daffodils and edged by shaws (wide hedgerows); further woodland below the churchyard is home to a variety of flora and fauna including a badgers' sett. The tall trees, the shaws with blackthorn and hazel, and Ditches Lane, on the line of an ancient trackway, are all typical of the medieval period. |
| 11.3 | <b>Are any important habitats or species found on the site?</b><br><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>  |
|      | Bats are present (regular bat watch); badgers; various trees.  |
| 11.4 | <b>What other wildlife of interest has been found on the site?</b><br><i>Further information - Natural England; National Biodiversity Network. Further information - Natural England</i>   |
|      | <b>See above.</b>  |
| 11.5 | <b>Is the site part of a long-term study of wildlife by members of the local community?</b><br><i>e.g. long-term monitoring of breeding birds</i>  |
|      | Community monitoring of wildlife including bats.   |
| 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>  |
|      | <b>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><br><b>(i) Please confirm when this proposed LGS was first identified and;</b><br><b>(ii) When and how the landowners were notified</b> |
|      | <b>(i) Site identified for Reg 14 consultation in 2016</b>   |
|      | <b>(ii) Letter Tandridge District Council was consulted at Regulation 14. The other two stakeholders were not directly notified.</b>   |
| 13.2 | <b>Have property management considerations been discussed between the landowners and Qualifying Body. If so when?</b>  |
|      | <b>No</b>  |
| 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>   |
|      | <b>Refer the diocese letter.</b>   |
| 13.4 | <b>Who will manage the Local Green Space after designation?</b><br><i>Please provide details.</i>  |
|      | <b>owners</b>  |
|      |  |

### 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?