

CATERHAM VALLEY PROPOSED LOCAL GREEN SPACES

<p>Name <b>White Knobs and wooded area above including 8 acre wood.</b></p>	<p>Location:</p>	<p><b>White Knobs Recreation Ground and the Wooded Hillside above to the houses on the ridge line of Tupwood lane</b></p>
<p>No.39</p>	<p>Coloured red on plan.</p>	

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### Description

White Knobs recreation park is an open grassed area with football playing field and pavilion accessed from White Knobs Way. The site is largely level but with a sloping embankment leading up to the woods on the western boundary.

The recreation ground has the only public sports field in Caterham Valley.

Outside the park and above it to the west is the steeply sloping mixed woodland with footpaths running through. Mixture of old and regenerated woodland on a steep slope facing East.

Mentioned in Harestone Valley Character assessment , “these steep slopes are heavily wooded and form a backcloth to the character area I” They are not part of the Harestone Valley Planning area but form its east boundary.

From below and across Godstone Road and the Caterham bypass, the woods provide a wide wooded skyline screening houses on and above Tupwood Lane and are a natural barrier between residential development along Godstone Road and that on either side of Tupwood Lane and the eastern side of the Harestone Valley.

Visually important when entering Caterham from the South, forming a dense woodland backdrop to houses in Valley off Godstone Road and similarly providing a dense tree screen looking east from the ridge and Tupwood Lane.

The TPO’s covering the majority of the site describes the woodland as mixed conifers and deciduous trees comprising beech, corsican pine, Norway maple, poplar, ash and scots pine.

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<b>Biodiversity-</b>	
<p>Wooded areas are significant for biodiversity, in particular providing wild life corridors. Greenspace is also important in helping to absorb surface water run-off. Trees within the area are subject to Tree Preservation Orders (TPOs) 1, 10 and 41/C&amp;W.</p> <p>A large part of the wooded area and recreation ground is considered Historic landscape 415 and 1007, Landscape Character Area CW8 wooded North Down with parts of the woodland classified as Ancient Woodland.</p> <p>As mainly mature woodland the site is a mixture of mainly mature and semi mature trees with number of fallen trees from gales over the recent decade. As such it provides a valuable habitat to plant, fungi, insect and animal species.</p>	
<b>Planning Permission?</b>	<p>TPOs 1, 10 and 41 C&amp;W. Public Footpaths 179,180 and 181</p>
<b>Can all community benefit from LGS</b>	<p>Both the recreation ground and the woodland is accessible to the general public and widely used by residents and visitors. There are public footpaths through the woods and many informal paths used by dog walkers and residents.</p> <p>The recreation ground has the only public sports field in Caterham Valley</p>
<b>Does the land already benefit from protection?</b>	<p>The site is only protected by TPOs and its importance as set out in the supplementary planning documents HVCA and HVDG</p>
<b>Is the green space is in reasonably close proximity to the community it serves?</b>	<p>Yes. The recreation ground is directly accessible from White Knobs Way and the Woods are accessible from the recreation ground and Tupwood Lane.</p>

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<p><b>Is the green space local in character and is not an extensive tract of land?</b></p>	<p>The topography and woodland pattern on the steep slopes clearly shaped the development of Caterham Valley from the Victorian period onwards. These woods feature on many of the ancient maps showing how Caterham has developed. The woods are a large part of the character of CR3 and contribute both by their nature and use and their importance to views and backdrop.</p> <p>Whilst it is a large tract of land, its boundaries are easily identified.</p> <p>The site area of Recreation ground is approximately 2.7 hectares and the wooded area is approximately 12.8 hectares</p> <p>.</p>
<p><b>Is it demonstrably special to the local community and holds a particular local significance because of:</b></p>	
<p><b>Beauty</b></p>	<p>The site is visually prominent from the east and forms a green wooded back drop skyline for westerly views.</p> <p>The site has historically defined development up from Godstone Road and down from Tupwood Lane and provides a green wooded backdrop that screens development on the ridge line of Tupwood Lane</p>
<p><b>Historic</b></p>	<p>The majority of the woodland area is shown as Historic landscape and there are areas Ancient Woodland</p>
<p><b>Recreational Value</b></p>	<p>The recreation ground is actively used for both sports and recreation and the woods are actively used by walkers and residents for a myriad of activities.</p>
<p><b>Tranquillity</b></p>	<p>Mainly quiet, although the recreation ground is open to noise from Godstone Road and the Bypass.</p>

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<b>Richness of Wildlife</b>	<p>This site is rich in biodiversity. This area of woodland like others in the urban areas provides an invaluable natural and undisturbed habitat for many species of plants, animals and fungi.</p> <p>Much of the wood with its fallen trees is ideal for fungi. A professional mycological survey has not been undertaken but it is likely that there will be a reasonable diversity of woodland fungi.</p> <p>The site's age and size suggest significant potential for many species of animals, reptiles and insects using the woods and its diverse habitat.</p>
<b>Does it have public access?</b>	<p>Yes. There is direct access to recreation ground from White Knobs Way and the woods can be accessed from recreation ground and Tupwood Lane.</p>
<b>Does it have a public right of way?</b>	<p>Yes Public Footpaths 179, 180 and 181 run through the woodland. The recreation ground is considered a public open space and has the only public sports field in Caterham Valley.</p>
<b>Is it located in a new development?</b>	<p>No although the recreation ground has housing on three sides.</p>
<b>Is it in public ownership?</b>	<p>Part is owned by TDC. The majority of the Woodland is in private ownership.</p>
<b>How will LGS be managed?</b>	<p>The management will remain the responsibility of the current owners. However, if development is proposed, there is a case for listing it on the register of assets of value to the community (see below).</p>

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<b>Should it be registered as an Asset of Community Value?</b>	At present the site does not appear to be at risk from development. Should this change there would be a case for it being registered as an asset of community value in view of its significance to the ambience of Caterham.
<b>Acknowledgements</b>	Surrey Interactive Map. Surrey Landscape Character Assessment TDC April 2015. Surrey Historic Data. Harestone Valley Character assessment March 2011. Harestone Valley Design Guidance. 2011.