

CATERHAM VALLEY PROPOSED LOCAL GREEN SPACES

<p>Name: Timberhill Park and Playground</p>	<p>Location:</p>	<p>Site is bounded by Timber Hill Road and Crescent Road in Caterham Valley</p>
<p>No.40</p>	<p>Coloured Red on plan.</p>	

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Description	
	<p>The site consists of open park land with internal footpaths running along eastern boundary and across the southern end. In the north-east corner is a purpose built play area with a footpath from western boundary. There are seats along the footpath and the whole site is bounded by further public footways.</p> <p>There are several groups of mature trees along the east and west boundaries with a further mixed group in the triangular section at the southern end. The site slopes steeply down from between the footpaths on eastern boundary and then down to the mainly level central area of the site. At north and south ends the land is higher than central section.</p> <p>A World War II Underground Air Raid Shelter lies under the North Corner.</p> <p>The Children's' Playground was the subject of a £65000 make over in 2015 sponsored by Parish Council, local residents and business and TDC.</p>
Biodiversity-	
	<p>The site forms a green space in a predominantly residential area with the natural biodiversity this attracts. Site is unlikely to be the home of protected species.</p>
Planning Permission?	<p>Pre 2000 CAT/441 and 3798 to build Police Station including St John's Ambulance on original site with CAT/619 Addition to St John's Ambulance. Otherwise the site is designated as Open Space and Playground.</p>
Can all community benefit from LGS	<p>The site's current use is as public open space and childrens' playground and is fully open to the public. The site is especially important because of its proximity to the town centre and is the only easily accessible space close</p>

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	by the town centre, ideal for workers and visitors to use.
Does the land already benefit from protection?	Only as Public Open Space and Community Facilities under CSP13 and DP18
Is the green space is in reasonably close proximity to the community it serves?	Yes The site is bounded by public footpath and fully open for access. Very close to town centre for both workers, visitors and residents use. .
Is the green space local in character and is not an extensive tract of land?	The site area is 0.69 hectares approximately and defined by its own boundaries.
Is it demonstrably special to the local community and holds a particular local significance because of:	
Beauty	<p>There are trees around the site and in groups at southern end and there are important views into the site from adjacent homes and the site forms an important part of the character of this part of Caterham. There is a big elevated view from Crescent Road across the town looking west, framing St John's Church.</p> <p>The open character of the park and its trees plays a very important part in the setting and ambience of the surrounding residences.</p>
Historic	<p>A large WW2 air raid shelter is situated near the police station which has Group value with other military infrastructure around the area. It should be considered for Heritage Status.</p> <p>Further the Site was given to TDC in 1900 by Mr George Edward Asprey the Asprey jewellers family who lived close by and who covenanted the sale as follows:</p>

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	<p><i>The site is public green space/park with children's' playground. No building to be erected without the previous consent in writing of George Edward Asprey (a former owner) his heirs or assigns. Neither the land nor any part thereof is to be used for any other purpose than for a Public Pleasure Ground but the land is at all times to be kept in proper order and condition as a Public Pleasure Ground and the inhabitants of the Urban District of Caterham are to be permitted to have the use and enjoyment thereof as a Public Pleasure Ground at all reasonable times in accordance with the Public Health Act 1875 and the bye laws to be made from time to time thereunder.</i></p>
<p>Recreational Value</p>	<p>Development of the site would mean the loss of a valuable playground and open green space. Used by residents, workers and visitors to town centre.</p> <p>There is no doubt that the loss of this open space would significantly change the character of this local area.</p> <p>The nearest alternative local open green space is White Knobs Park but this is across a major road and over 0.5 miles away and it does not have a children's' playground. Timber Hill Park is the only play area and park that is close to Caterham Town Centre.</p>
<p>Tranquillity</p>	<p>Relatively quiet location away from main highways.</p>
<p>Richness of Wildlife</p>	<p>. The site forms a green space in a predominantly residential area with the natural biodiversity this attracts</p>
<p>Does it have public access?</p>	<p>Yes.</p> <p>There are important views into the site from adjacent homes and the site forms an important part of the</p>

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	character of this part of Caterham. There is a big elevated view from Crescent Road across the town looking west, framing St John's Church.
Does it have a public right of way?	No. Although there are public footpaths around the perimeter and FP 81 ends at southern corner of site.
Is it located in a new development?	No
Is it in public ownership?	Yes the site is owned by TDC.
How will LGS be managed?	The management will remain the responsibility of the current owners. However, it there is a case for listing it on the register of assets of value to the community (see below).
Should it be registered as an Asset of Community Value?	The site has been listed as a developable site by TDC in the HELAA as CAT 052.Should development be proposed there would be a case for it being registered as an asset of community value
Acknowledgements	Surrey Interactive Map. TDC Planning Portal