


CHALDON PROPOSED LOCAL GREEN SPACES

Name	Location	Reference: Chaldon Village Council reference CH004
<p><b>The Green near Chaldon Church, Shaws and pond.</b></p>	<p>Chaldon Parish</p>	 <p>The map displays a central green space (highlighted in light green) located near Chaldon Church. The green space is bounded to the east by Ditches Lane, to the north and west by Church Lane, and to the south by Doctors Lane. Other nearby locations marked on the map include Glebe House, Leazes Ave, and Carproud.</p>
<p><b>Description</b></p>		
<p>Circa 0.55ha comprising a triangle of light woodland at the northwest boundary of Chaldon parish, beside the church, bounded by Ditches Lane on the east and access roads on the north west and south west. The central Green is clear of undergrowth, is planted with commemorative daffodils, and has the Novocentenary village sign and one of the Chaldon village ‘entry’ signs on it. The outer edges are shaws (wide hedgerows) and more woodland below the churchyard including a badgers’ sett. It has two benches for rest and contemplation. The site encompasses the village pond, an off road parking area and a TDC waste bin. (see images attached)</p>		

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<b>Planning Permission?</b>	No
<b>Can all community benefit from LGS</b>	<p>Yes. One of the Green's significant and unique contributions to the village community is that it has off road parking and relatively level access to a woodland / wayside setting with benches, and views over the churchyard, pond and arable farmland without needing the ability to stride out over them.</p> <p>People pass through, and people stop or start activities here. It is the confluence of three footpaths, and a destination for many visiting the church for services, to pay respects at graves, attend toddlers group etc, and to see the church's famous wall painting. It is the starting and finishing point for local group walks.</p> <p>Its public wayside setting and the likelihood of others passing through means that it feels a safe place to sit alone. It is secular and has no barriers to access.</p>
<b>Does the land already benefit from protection?</b>	<p>Yes: Green Belt and Conservation Area. However, the historic and continuing community significance of this site in addition to the ecological importance of it warrants additional designation as a LGS.</p> <p>It is also within the Surrey Hills Area of Great Landscape Value, but this category may be abolished in a forthcoming Natural England review, and thus does not afford the site assured protection.</p>
<b>Is the green space in reasonably close proximity to the community it serves?</b>	<p>Yes. The Green is easily accessed on foot within minutes by field path from Leazes Avenue, and by lane from Doctors Lane and Church Lane.</p> <p>Given the rural spread of housing in Chaldon and lack of pavements, some people including those with small children and those with limited mobility, need to use cars to get to any Green Space, and the availability of off road parking here is highly significant.</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>Yes. The Green is a small, significant and locally distinctive place. It is a transitional place, one corner of the triangle is a typical rural Surrey sunken or tunnel lane through fields and woodland, another corner has the historic settlement of Chaldon church, manor house, farmyard and pond, and the third corner leads into the village of Chaldon with Glebe House and Rectory Cottage visible from it.</p> <p>The tall trees, shaws with blackthorn and hazel, and Ditches Lane on the line of an ancient north south trackway are all typical of the local area.</p> <p>The low flint field wall edging the field in front of Chaldon Court (the Manor House) was repaired in 2003 with grant aid from Tandridge District Council's Environmental Initiatives and Surrey Historic Buildings Trust in recognition of its significance as the local traditional style of walling and its impact on the public area of the Green etc.</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 Victoria County History (1912) has the following description: "The church and Chaldon Manor farm form a picturesque group with a background of trees."</p> <p>A leaflet on the church's history, written in the 1980s for sale in the church includes the following: "It will come as no surprise to learn that the Church, Manor House, Village Pond and Village Green have become the centre of what has been designated Chaldon's Conservation Area. Taken together they provide what is probably the most valuable historical picture of what the ancient village of Chaldon has stood for down the ages. Stand back and look about with awe at the beautiful vistas facing you from every point of the compass."</p>

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	<p>It is included in the Surrey Hills Area of Great Landscape Value, the buffer zone of the Area of Outstanding Natural Beauty.</p>
<b>Historic</b>	<p>This piece of land was part of the Manor of Chaldon, described in Domesday as being 2 hides and a church.</p> <p>The present church, including the flint west wall, is thought to be 11th century with additions in the 13th century. The famous wall painting, depicting the Ladder of Salvation, is from c.1170 and unique in Europe. A manor house has been on the site of Chaldon Court beside the church since at least 1275, and most of the current building dates from 1366.</p> <p>The Victoria County History says: "The site of Chaldon Church and Manor House, on a hill 500 ft above the sea, suggests a primitive 'high place' both for worship and defence."</p> <p>Little has changed on land use, ownership, or layout of the immediate area for hundreds of years. The farm, mostly arable, has a tenant farmer and is owned by the Lord of the Manor, who lives elsewhere, and this has been the case since at least 1709, probably much earlier. Since 1788, the owner of Court Farm and the Manor of Chaldon has been the Jolliffe family, later titled Lord Hylton.</p> <p>The Rocque Map of 1767 (see image) shows a wide public area in front of the church, and the Tithe Maps of 1825 and 1837 show / list Church Green as common land.</p> <p>The green is planted with daffodils which return each spring, in commemoration of Capt B Granville White, a local resident, who was Killed in Action 20/8/1944, aged 28. He is also commemorated in the Church's Book of Remembrance.</p> <p>It is one of six (originally four) points at which a road or lane enters the parish of Chaldon, and as such is the site for one of the village signs. These were first erected as Coronation signs.</p>

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	<p>The Green was designated common land under the 1965 Act and taken into the Protection of Tandridge District Council in an ownership hearing in 1977 as no-one attended to claim ownership. It was named as the Green near Chaldon Church, rather than Church Green, with the idea that it could become the village green. (The current post of the wooden fingerpost footpath sign calls it Chaldon Green.)</p> <p>In 1986, in celebration of the Novocentenary since the Domesday Survey, the medieval pond was cleared and some 70 tons of soil (and a live hand grenade) were removed to expose the red clay base.</p> <p>The Novocentenary village sign was erected on the Green in May 1986, after a fund raising appeal.</p>
<b>Recreational Value</b>	<p>It is one of the very few green spaces in Chaldon open to the public with a safe and pleasant right to sit or stay, rather than just right of way.</p> <p>It acts as a welcome pausing point for the active, whether on foot, bike or horse. The footpaths and car park are used by local walkers of all levels, from amblers and dog walkers to a triathlete in training.</p> <p>It is on the R20 National Cycle Network London to Brighton, the Tandridge Border path and the Downlands Circular Walk.</p> <p>The two benches are used regularly; for pausing, picnicking, getting breath back, allowing others to catch up, mending punctures, tying book laces, pour over maps etc..</p>
<b>Tranquillity</b>	<p>For much of the day, the Green is quiet and peaceful – it is bounded by Ditches Lane running north to Coulsdon which is comparatively busy at commuter times, and the other roads just give access to Chaldon Court farm and one house.</p>

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	<p>The site has two of the five public benches in the parish, two others are on the side of the cricket ground on Six Brothers Field, and one on the wooded triangle on Leazes Avenue. The Green ones are the only ones accessible to people with limited mobility and they also offer the experience, under a high tree canopy, (see image) of a mature woodland environment with views along a typical Surrey sunken lane and of a characterful ancient church. At the right times of day, the experience is one of quiet and calm without isolation, so that it feels a safe place to ‘sit/stand and stare’ and ‘to stand beneath the boughs’ (Quotes from W H Davies’s poem <i>Leisure</i>)</p> <p>The site affords views of the neighbouring large ancient trees in the churchyard (see image) and field belonging to Chaldon Court, further enhancing the rural experience.</p> <p>The gateway to the field to the south from the parking area provides an expansive view across fields with mature oak trees and hedgerows, and the village pond is a very tranquil area.</p>
<b>Richness of Wildlife</b>	<p>There are 24 trees on the central Green triangle, predominantly ash and sycamore. The shaws are mixed with a dominance of hazel, hawthorn and blackthorn. The woodland has oak in its mix. The churchyard has sycamore and yew.</p> <p>The north west woodland edge of the site has an ancient badger sett and the badgers can frequently be seen here at dusk.</p> <p>Pipistrelle bats (<i>Pipistrellus pipistrellus</i>) are very active in this area.</p> <p>The tree cover and shaws with the neighbouring churchyard and garden of Chaldon Court support a rich variety of birdlife including UK Biodiversity Action Plan priority species (marked*). Sightings include barn owls, tawny owls, jays, pied and grey wagtails, goldcrest, nuthatch, tree creepers, long tailed tits, swallows, sparrows*, dunnocks*, starlings*, thrushes, green woodpecker, greater spotted woodpeckers, and kestrel. Buzzards nest nearby at the southern end of the conservation area of which the Green is the north border. Well over 30 birds have been identified in this area.</p>

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	<p>The medieval pond is one of three old ‘working ponds’ remaining in the parish, and the only one where visitors can ‘stand and stare’ nearby. (25 ponds were shown on the 1868 OS map.) The pond is home to ducks and moorhens, newts, frogs, dragonflies, damsel flies and is a watering hole for visiting mammals including deer and badgers. Grass snakes* have been sighted nearby.</p> <p>The tree canopy and shaws form part of runs of continuous cover within the conservation area ensuring continuity of access routes for birds and mammals including badgers, grey squirrels and roe deer.</p> <p>Other local mammals include stoats, rabbits, voles, mice and rats, and a few years ago now, hedgehogs. There is a healthy population of Roman or edible snails within the neighbouring area.</p> <p>There are interesting fungi, but not a particularly wide range of wildflowers. There is abundant cow parsley, and a little bracken. The churchyard has blue sow thistles.</p>
<b>Does it have public access?</b>	Yes to most of it, not the pond. The Green is designated common land – CL.384.
<b>Does it have a public right of way?</b>	Yes on most of it. See above, and footpaths converge on it.
<b>Is it located in a new development?</b>	No
<b>Is it in public ownership?</b>	No –the pond area is in private ownership, the Green is “protected’ by Tandridge DC.
<b>How will LGS be managed?</b>	The management will remain the responsibility of TDC and the private owner.

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<b>Should it be registered as an Asset of Community Value?</b>	Consideration should be given to listing this small but highly significant space as an Asset of Community Value. The formality of this status would be valuable in highlighting the significance of this space to the guardians of the villages' green spaces in the future, and preventing it being taken for granted.
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