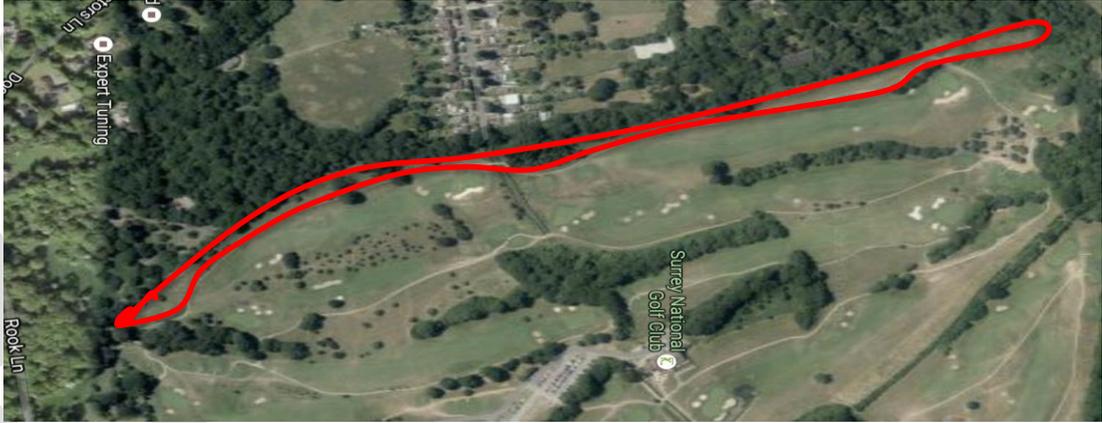


CHALDON PROPOSED LOCAL GREEN SPACES

Name	Location	Reference: Chaldon Village Council CH06 Local Plan
SNGC West Boundary	Chaldon Parish	
Description		
<p>A strip of land of exceptional scenic and biodiversity value, extending down the western edge of Surrey National Golf Course. The strip of land extends from north western end of Magazine Road and runs along the border of Broad Wood, Leazes Ave, Fryern Broom Wood and ends at Rook Lane Chaldon. A continuous cart path defines the eastern edge of the strip. If the site authorised for LGS designation then a more detailed plan of the area will be needed.</p>		
Biodiversity-Chaldon Wildlife (Green) Corridor		
<p>This tract of land is an important part of the Chaldon wildlife corridor that runs from Happy Valley in the north through to the North Downs in the south. Happy Valley is a Site of Special Scientific Interest (SSNI), rich in wildlife and an important habitat for many species some endangered. The North Downs are a ridge of chalk hills that are designated as an Area of Outstanding National Beauty (AONB) and SSNI. This tract of land is part of the wildlife corridor that links these important sites.</p>		
<p>It is increasingly recognized that conserving biodiversity requires a landscape-level strategy. It is not enough to protect a few sites as 'islands' in a sea of unsympathetic land uses - in fact, this approach risks the loss of our special species, because small, isolated populations have a much higher extinction risk</p>		

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than less fragmented ones. Habitat connectivity can also result in the region supporting wide-ranging species that require more area than any one reserve can provide.

It is therefore critical for priority habitats to be connected by wildlife corridors such as the one in Chaldon. This creates a landscape that is permeable to wild animals. The NPPF acknowledges this by directing the planning system to 'identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stores that connect them' (para 117). Wildlife corridors are also a central principle of Surrey Wildlife Trust's Living Landscapes campaign.

Planning Permission?	No
Can all community benefit from LGS	Yes. The area is very popular with dog walkers, blackberry gatherers, recreational walkers and wildlife watchers. It is within easy access of public footpaths.
Does the land already benefit from protection?	Green belt. However, the recreational and biodiversity value of this area merit additional protection.
Is the green space is in reasonably close proximity to the community it serves?	Within easy walking distance of many of Chaldon's residential roads, especially Leazes Avenue, Rook Lane, and Doctors Lane.
Is the green space local in character and is not an extensive tract of land?	Yes. The LGS is focussed upon a distinct boundary-line.
Is it demonstrably special to the local community and holds a particular local significance because of:	
Beauty	Included in the Surrey Hills Area of Great Landscape Value, the buffer zone of the Area of Outstanding Natural Beauty. Corridor between Happy Valley and Surrey Hills, North Downs Way.
Historic	This strip of land leads from Happy Valley then borders the ancient semi-natural woodland known as Broadwood until it reaches the eastern end of Leazes Avenue.

CHALDON PROPOSED LOCAL GREEN SPACES

Historically it was part of the Fryern Farm Estates

The 1825 Badcock map, prepared for the Revd Thomas Welton, shows the field names of Broadwood alongside the wood and Great Broad Field to the south towards Leazes Avenue. These field names had existed in 1812 as shown on an early tithe map.

The Chaldon Tithe map of 1837 shows Broadwood Field and Great Broad Field as part of Fryerne Farm, owned by Henry Hewetson and farmed by Richard Gunner. The crops were peas and oats.

In the mid 1880s the land passed into the ownership of James Banks Taylor and then to the Metropolitan Asylum Board, showing on the Estate Plan for 1893. The land continued to be farmed serving the needs of the asylum and later the Hospital.

By the 1960s the land was superfluous to St. Lawrence's Hospital needs and was part of the lands offered for sale causing much dismay amongst the residents of Chaldon. In 1973 the land was part of 171.84 acres offered for sale by St. Lawrence's Hospital, Caterham, together with outline planning permission for a golf course. The land was described as mostly pasture with some arable together with areas of light woodland and having been recently farmed. The Golf Course design was not to unduly affect the character of the area.

Nothing happened until 1993 when the land was offered as Chaldon Golf Site at a price of £1.3 million. The site was registered to Surrey National Golf Club Limited in 1997.

When ownership passed to Surrey National there was responsibility for the network of public rights of way. Some of these passed across the proposed fairways and discussion took place between the owners of the Golf Club and the Chaldon Footpaths Committee. An agreement and understanding was made for several paths, one being from Happy Valley along the west boundary of the Golf Club and linking to FP3 which went from Leazes Avenue to Rook Lane. This became known as one of the Unadopted Footpaths (see more in section on Recreational Value). The path has been in community

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	<p>use at least since 1997 and formally walked twice a year since 2000 under the auspices of the Chaldon Association, to become the Chaldon Village Council.</p>
<p>Recreational Value</p>	<p>An unofficial path from north to south has been part of the Chaldon Footpaths Network, as evidenced in Chaldon Footpaths record books for its Spring and Autumn Walks. The path is used daily by local dog-walkers and walkers providing a circular route from the Conservation area of Chaldon, through Piles Wood then circling alongside Broadwood back to Leazes Avenue or on via FP3 to Rook Lane.</p>
<p>Tranquillity</p>	<p>This route is a remarkably tranquil walk, due in part to undulating landscape with mature trees, and ancient woodland. Far reaching and wide vistas belie the proximity of the built up areas of Caterham and Chaldon. It is possible to walk in solitude and feel like it is the middle of the countryside.</p>
<p>Richness of Wildlife</p>	<p>The proposed LGS is within the Dean Hills potential Site of Natural Conservation Importance (pSNCI). Most of its western boundary is formed by Broadwood, an Ancient Semi-Natural Woodland (ASNW), and its northern border adjoins Happy Valley, a Site of Special Scientific Interest (SSSI).</p> <p>The mature hedgerow on the western edge is of outstanding quality, with a variety of berry-producing plants. These support birds and mammals. Chief amongst them are hazel dormice <i>Muscardinus avellanarius</i>, which were documented in this hedgerow in September 2016 via arboreal ink tracking tunnels. Dormice are of national conservation importance; they are listed as a UK Biodiversity Action Plan priority species, and are rapidly declining in much of the country. Surrey's ancient woodlands and mature hedgerows offer a vital stronghold for this highly protected species.</p> <p>Badgers <i>Meles meles</i> and Roman snails <i>Helix pomatia</i>, both of which are also protected, are present. Birds of prey, including buzzards <i>Buteo buteo</i>, sparrowhawks <i>Accipiter nisus</i> and kestrels <i>Falco tinnunculus</i> can all be sighted. High predator numbers are an indication that prey numbers are robust. The rougher areas of grassland are likely to support slow worms <i>Anguis fragilis</i> and grass snakes <i>Natrix natrix</i>, both of which have been recorded nearby. Additionally, Woodcock <i>Scolopax rusticola</i> – a species of high conservation concern – have been sighted in the adjacent part of the golf course.</p>

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	Fungi such as sprangle waxcap <i>Hygrocybe insipida</i> are present where the grass sward is short.
Does it have public access?	Yes. An unadopted footpath extends from Leazes Avenue to the junction with Happy Valley SSSI, providing an essential link for Chaldon's much-loved footpath network. It is heavily used by dog walkers and others enjoying Chaldon's countryside. It is possible for the less mobile to park in Leazes Avenue and walk into the proposed LGS, which is largely level and easily navigated.
Does it have a public right of way?	See above
Is it located in a new development?	No
Is it in public ownership?	No
How will LGS be managed?	By current owners.
Should it be registered as an Asset of Community Value?	The land is currently part of a large golf course. Should that usage change then LGS and ACV designation will ensure that space remains an important asset to the local community.
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