

CHALDON PROPOSED LOCAL GREEN SPACES

Name	Location	Reference: Chaldon Village Council CH007 Local Plan: CAT 63
<p><b>Land West of Chaldon Common Road (to the rear of 58 Chaldon Common Rd)</b></p>	<p>Chaldon Parish</p>	
<p><b>Description</b></p>		
<p>1.2 ha of unimproved grassland, bordered on the west by several cul-de-sacs, the south by Willy Farm Lane, and clearly defined separate fields on the north and east. The north and west boundaries are pasture (Redriff Farm) and trees. It is presently used in autumn as grazing pasture for sheep.</p>	 <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p>	

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<p><b>Biodiversity-Chaldon Wildlife (Green) Corridor</b></p>	<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 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.</p> <p>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.</p>
<p><b>Planning Permission?</b></p>	<p>No</p>
<p><b>Can all community benefit from LGS</b></p>	<p>Yes. Chaldon's rural character is of overwhelming importance to its residents, and designating this site a Local Green Space would protect the village's most unique vista. Dog-walkers, horse-riders, hikers, families, school groups and wildlife-watchers all enjoy the clear views across the fields towards the City of London and the Chiltern Hills; nowhere else in the vicinity provides this viewpoint. The proximity of the vista to Chaldon's residential roads makes it accessible to walkers, and additionally it can be enjoyed by those with mobility problems because Willy Farm Lane is accessible by vehicles.</p>

CHALDON PROPOSED LOCAL GREEN SPACES

<p><b>Does the land already benefit from protection?</b></p>	<p>The LGS is within the greenbelt and contains some Ancient Semi-Natural Woodland. 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. Historic Landscape Ref: 111 (scattered settlement with paddocks)</p>
<p><b>Is the green space is in reasonably close proximity to the community it serves?</b></p>	<p>The field is adjacent to Willey Farm Lane, a gravel no-through track, which originates at the junction of residential Roffes Lane and Chaldon Common Road. It is also within five minutes' walk of densely-populated The Heath and Heathway, and easily accessed from Rook Lane.</p>
<p><b>Is the green space local in character and is not an extensive tract of land?</b></p>	<p>Yes. The fields are clearly bounded by well-established borders.</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 within ~100 metres of the Surrey Hills Area of Outstanding Natural Beauty, and forms part of the Surrey Hills Area of Great Landscape Value, the AONB's buffer zone. Its scenic value is unique because it offers a spectacular northward vista that can be enjoyed from Willey Farm Lane. This view extends to the City of London; for example, the London Eye is discernable. The Chiltern Hills are also visible. While the CR3 area offers other viewpoints, they are usually south-facing (for example, Quarry Hangers and the Caterham Viewpoint both look over the Weald). Nowhere else locally offers such a dramatic visual contrast between the natural beauty of the Surrey Hills and the human landscape of the City of London's famous buildings.</p>
<p><b>Historic</b></p>	<p>Chaldon boasts a rich &amp; varied pre-historic record, some of the evidence of which is so important that it is of regional significance. Ancient finds have been made across the parish but are most concentrated around Chaldon Common Road.</p> <p>Based on archaeological excavations in and around Chaldon Common Road significant ancient artefacts have been found indicating that the area was home to Hunters &amp; Gatherers between 300,000 and 100,000 years ago.</p>

## CHALDON PROPOSED LOCAL GREEN SPACES

	<p>It is clear from work which took place in the 1940's &amp; 1950's that the iron-age "White Hill Field System" was located partly in the fields within the boundary of Chaldon Common Road &amp; Willey Farm Lane, which is the area now under discussion for development.</p> <p>These fields are part of Chaldon mentioned in Domesday. Since then they have been farmed as part of several larger farms within the Chaldon parish. To this day they are used as grazing for sheep, &amp; grass is harvested for hay. In the recent past they have been used to graze horses</p>
<b>Recreational Value</b>	<p>Wiley Farm Lane is extremely popular with local dog-walkers, ramblers and all ages in the community who use this route regularly for its rural beauty . Local photographers also visit to observe and photograph the field's birds, mammals and far stretching views of the City of London and Chiltern Hills.</p>
<b>Tranquillity</b>	<p>Despite its close proximity to Chaldon's most residential area, the field is completely tranquil. It is flanked by Ancient Woodland to the north of its borders and fields to the south and west. Birdsong is the main source of 'quiet noise' in these fields. The houses that border from east are low-density and in keeping with the sylvan-style nature of Chaldon. Willey Farm Lane and Birchwood Lane are both no-through roads, so vehicle numbers are limited. Noise pollution is thus kept at a minimum.</p>
<b>Richness of Wildlife</b>	<p>The proposed LGS is of very high environmental value. It is situated within a 'green corridor' that stretches from Coulsdon in the north through to Outwood and into the Weald. This corridor provides connectivity between numerous Ancient Semi-Natural Woodlands and two Sites of Special Scientific Interest. Designating this site as an LGS would help prevent fragmentation of the corridor and the enormous consequent impact on biodiversity across a wide stretch of Tandridge.</p> <p>Several species of conservation concern are present. UK Biodiversity Action Plan priority species include common toads <i>Bufo bufo</i>, bullfinches <i>Pyrrhula pyrrhula</i>, and hedgehogs <i>Erinaceus europaeus</i>. The latter has become very rare in the Chaldon parish, and so is of particular interest. Other mammals include roe deer <i>Capreolus capreolus</i>, red fox <i>Vulpes vulpes</i>, stoat <i>Mustela erminea</i>, and bats (not identified to species). Birds are abundant, including tawny owls <i>Strix aluco</i> and several species of raptor. Swifts <i>Apus apus</i> (Amber-listed by the RSPB) and two species of woodpecker are often seen. Woodcock (Red-listed by the RSPB) have been recorded close to the LGS' proposed boundaries. Additionally, Defra's Magic Map</p>

CHALDON PROPOSED LOCAL GREEN SPACES

	<p>service indicates that the fields lie within the range of internationally-declining lapwings <i>Vanellus vanellus</i>.</p> <p>There is no public access to the fields and consequently it is difficult to ascertain their fungus, invertebrate and flora diversity. However, given that the sward is kept low by sheep grazing, and also taking into account the age of the fields, it is very likely that they host waxcaps (<i>Hygrocybe sp.</i>) and other fungi of conservation importance.</p>
<b>Does it have public access?</b>	No. However, the fields are easily visible from Willey Farm Lane and Birchwood Lane, as noted.
<b>Does it have a public right of way?</b>	No
<b>Is it located in a new development?</b>	No
<b>Is it in public ownership?</b>	No
<b>How will LGS be managed?</b>	The management will remain the responsibility of the current owners. However, it there is a strong case for listing it on the register of assets of value to the community.
<b>Should it be registered as an Asset of Community Value?</b>	Consideration should be given to listing this important green space as an Asset of Community Value. The importance of the site to central Chaldon's rural character is difficult to overstate.
<b>Acknowledgements.</b>	<p>Surrey County Council Interactive map  TDC Local Plan.  CR3 Forum  The Bourne Society – Village Histories 7 Chaldon &amp; Hilltop Estate sale particulars  Mrs E. Bonsall - Historical material  Miss A Brand – Ecology  Angela Price</p>

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