


CATERHAM VALLEY PROPOSED LOCAL GREEN SPACES

<p>Name: Tillingdown Hill Recreation Ground and adjoining copse and wood</p>	<p>Location:</p>	<p>Site is between Beechwood Gardens and Tillingdown Hill and opposite Gaist Avenue</p>
<p>No.38</p>	<p>Coloured Red on plan.</p>	 <p>The map displays a residential area with streets including Valley Court, Beechwood Gardens, Gaist Avenue, and Tillingdown Hill. A green area representing the recreation ground and adjoining copse and wood is outlined in red. The area contains a playground and is situated between Beechwood Gardens and Tillingdown Hill, opposite Gaist Avenue. A watermark for '© Crown Copyright Surrey County Council' is visible on the map.</p>

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Description		
	<p>The site is an open grassed area with playground with woods on the southern boundary. The woods to the south form part of an ancient woodland. The site is within a residential area and triangular in shape bounded by Beechwood Gardens and Tillingdown Hill on two sides and back garden, woods and open land to the South. It is understood that the remains of old Roman Road lie under the level playground area..</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>No Planning Permissions. There is a TPO shown on the Site</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 to local residents as open space within a high density residential area.</p>	
Does the land already benefit from protection?	<p>Only as Public Open Space and Community Facilities under CSP13 and DP18</p> <p>A TPO covers trees on the site.</p>	
Is the green space is in reasonably close proximity to the community it serves?	<p>Yes . The site can be accessed from Timberhill and Beech wood Gardens.</p> <p>.</p>	

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<p>Is the green space local in character and is not an extensive tract of land?</p>	<p>The site area is approximately 1 hectare, is local and defined by its own boundaries.</p>
<p>Is it demonstrably special to the local community and holds a particular local significance because of:</p>	
<p>Beauty</p>	<p>The open character of the park and its trees plays an important part in the setting and ambience of the surrounding residences. The play area and open space is well used.</p> <p>There are a number of attractive mature trees on the open part of the site. On the southern boundary are the remains of the ancient woodland and on the western boundary a hedge/tree screen.</p>
<p>Historic</p>	<p>The route of the Roman Road, now much obliterated by modern roads and suburban housing, can be seen by the remains of an old metalled road on Tillingdown. Full site details appear on the Ordnance Survey map “The London – Croydon – Portslade Roman Road, The remains of a Roman Road run through the site and that the playground is clearly built on the agger (carriageway) of the Roman road.</p> <p>There may be a case to consider this as a community asset due to its archaeological interest as it is one of the oldest structures in Caterham (the roman road originally ran south to Godstone and the coast).</p>
<p>Recreational Value</p>	<p>Development of the site would mean the loss of a valuable playground and open green space.</p> <p>There is no doubt that the loss of this open space would significantly change the character of this local area.</p>

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Tranquillity	Relatively quiet location away from main highways.
Richness of Wildlife	The site forms a green space in a predominantly residential area with the natural biodiversity this attracts. Close by to the SE is a large further area of woodland and open grassland.
Does it have public access?	Yes the site is accessible from Tillingdown Hill and Beechwood Gardens.
Does it have a public right of way?	As a public recreation facility the site is generally open to the public.
Is it located in a new development?	No
Is it in public ownership?	Yes the majority of the site is owned by TDC but there is a small part in private ownership.
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?	.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.

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