

Tatsfield Neighbourhood Plan

Local Green Spaces

August 2022

Introduction

Tatsfield is washed over by the Metropolitan Green Belt. Green Belts do not preclude all development, and within the defined village there is scope for new development under the adopted and emerging Tandridge Local Plan. Green Belts do not recognise the landscape quality or community value of land.

Planning Practice Guidance indicates that consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. It says 'One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community'.

It also says 'Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with landowners, whose legal rights must be respected'.

The main aim of NP policy on Local Green Space is to ensure the space remains open and its community value is maintained; and to ensure adjacent development complements its setting. Local Green Spaces which are in close proximity to the village and particularly important and should be protected under this Neighbourhood Plan and NPPF paragraphs 101-103 are:-

Parish Council ownership:

- Millennium Wood and KE(VII) Memorial Ground
- Kemsley Wood
- Ashen Shaw

Other ownership:

- Limehouse Bottom – crossed by public footpath FP20
- Park Wood – crossed by public footpaths FP23 and 514
- Parsons Shaw

Each of these spaces is demonstrably special and important to the local community. These spaces provide publicly accessible wooded green areas around Tatsfield village, enabling parishioners to engage with and benefit from their diverse and mature woodland habitats.

Some of these wooded spaces include designated Ancient Woodland and Tree Preservation Orders (TPOs) on either single specimens or groups of trees, affording the trees local protection.

Policy Position:

The NPPF 2021 says:

101. *The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*

102. *The Local Green Space designation should only be used where the green space is:*
(a) in reasonably close proximity to the community it serves;
(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
(c) local in character and is not an extensive tract of land.

103. *Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

Spaces for designation:

The following spaces are proposed for designation as Local Green Spaces

Millennium Wood and KE(VII) Memorial Ground

Location: Wooded area between Ricketts Hill Road and Old Lane

Ownership: Tatsfield Parish Council

Area: 2.17 ha

This is mixed woodland with mature mainly deciduous trees (including Ash, Beech, Sycamore, Holly and Laurel) and areas of developing tree cover following 20th century storm damage. Forming part of a network of paths and spaces, enabling movement through the area. Providing habitats for wildlife.

Kemsley Wood

Location: Wooded area north of Kemsley Road

Ownership: Tatsfield Parish Council

Area: 1.07 ha

This is part of a network of paths and spaces, enabling movement through an area. It provides habitats for wildlife and a natural corridor and space between existing settlements. Public Footpath 570 passes through. Natural woodland and designated Ancient Woodland.

Ashen Shaw

Location: Wooded area along the western side of Avenue Road

Ownership: Tatsfield Parish Council

Area: 0.31 ha

This provides habitats for wildlife and adds to local amenity, providing an attractive setting and outlook for surrounding residential properties. Bridleways 639 and 640 pass by as does Public Footpath 18a and Byway 18.

Limehouse Bottom

Location: Wooded area on the eastern and western side of Ninehams Road

Ownership: various landowners.

Area: 4.26 ha

This is partly designated Ancient Woodland. It provides habitats for wildlife and adds to local amenity, providing an attractive setting and outlook for surrounding residential properties. Public Footpath 20 passes through as do Bridleways 19 and 641. Valued for its tranquillity and richness of its wildlife

Park Wood

Location: Wooded area between Ricketts Hill Road and Old Lane

Ownership: east of Parkwood Golf Club on the northern side of Chestnut Avenue

Area: 11 ha

This provides habitats for wildlife and a natural corridor and spaces. Public Footpaths 20a, 23 and Byway 511a (Chestnut Avenue) pass by. The southern boundary adjoins the official Surrey Hills AONB and the wood (and other land nearby) is being considered for inclusion under the current review. Mostly designated Ancient Woodland. Mature establishment of English bluebells which carpet large areas of the woodland in the spring.

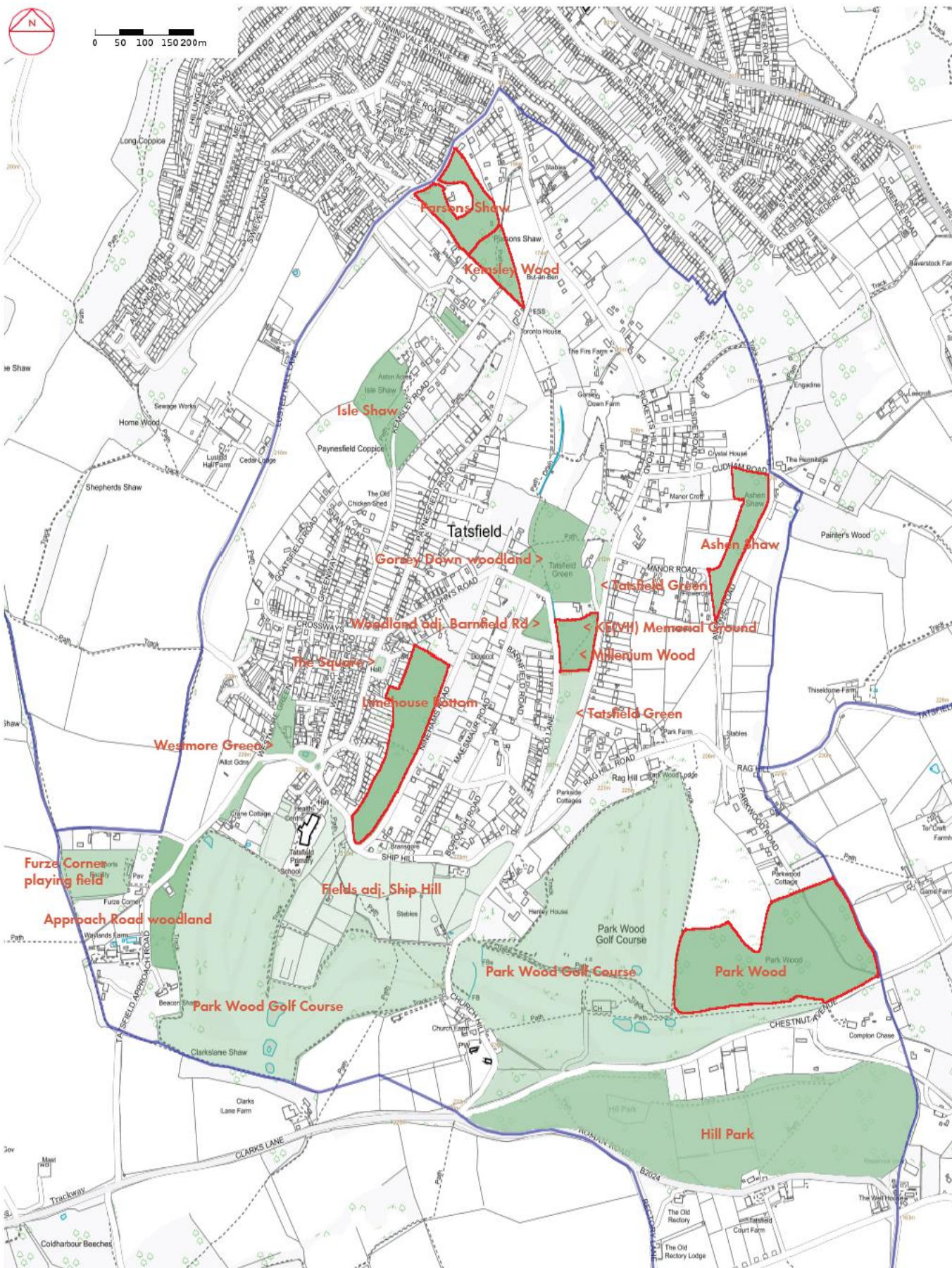
Parsons Shaw

Location: Wooded area between Ricketts Hill Road and Old Lane

Ownership: Ashton Holdings (on 9th April 2019) – no public access

Area: tbc

This is an extension of the adjacent woodland at Kemsley Wood, providing woodland continuity through the local area. It provides habitats for wildlife and a natural corridor and space between existing settlements. Public Footpath 570 passes adjacent to its southern boundary. Natural woodland and part designated Ancient Woodland.



Map of key green open spaces around Tatsfield village with Local Green Spaces outlined in red