



Tatsfield Neighbourhood Plan

Local Green Spaces

First draft published: October 2022

Update: April 2023

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1.0 Introduction

1.1. 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.

1.2. 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'.

1.3. 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'.

1.4. 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.

2.0 Policy Position:

2.1. 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.

3.0 Spaces considered for designation:

There are a number of local green spaces, with a predominantly wooded character, which are located in close proximity to Tatsfield village and could be seen as important to the local community and local character. The following spaces were assessed for potential protection and designation as 'Local Green Spaces' under this Neighbourhood Plan and NPPF paragraphs 101-103.

The spaces considered were:-

3.1. 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 a continuous area of 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 publicly accessible footpaths and spaces, enabling movement through the area between Ricketts Hill Road and Old Lane. Providing habitats for wildlife including woodland plants including English bluebells and wild garlic, woodland birds, squirrel, fox, deer and badgers. There is a large established badger sett within the sloping ground of the KE(VII) Memorial Ground.

The Millennium Wood is the wooded part of Tatsfield Green, so named informally to commemorate the turn of the new millennium in 2000.

The KE(VII) Memorial Ground was set out as a public park over 100 years ago, apparently fenced in with oak posts, but is now overgrown and has a woodland character. There was a flat platform made of concrete, large enough for the village band. A description is contained in 'Tales of Tatsfield' published in 1987. Some traces of the terracing still exist and there is some scope for restoration.

Though the woodland has more recently been affected by Ash Dieback, a blanket TPO (TPO 6(W12) of 20th March 1951) protects a significant proportion of the trees in this area. Tatsfield Parish Council monitor tree health and manage replanting.

3.2. Kemsley Wood

Location: Wooded area north of Kemsley Road

Ownership: Tatsfield Parish Council

Area: 1.118 ha

Kemsley Wood is part of a network of local footpaths and spaces, enabling movement through an area adjacent to Kemsley Road. It provides habitats for wildlife and a natural corridor and space between existing settlements. Public Footpath 570 passes through and it adjoins Parsons Shaw (see below). Natural woodland and designated Ancient Woodland.

3.3. Ashen Shaw

Location: Wooded area along the western side of Avenue Road

Ownership: Tatsfield Parish Council

Area: 0.271 ha

Ashen Shaw is an area of mixed woodland that provides habitats for wildlife and adds to local amenity, providing an attractive setting and outlook for surrounding residential properties as well as an amenity for the local community . Bridleways 639 and 640 pass by as does Public Footpath 18a and Byway 18.

Ashen Shaw provides established wooded habitat for wildlife including plants such as English bluebells, birds, deer and badgers. There is an established badger sett within the wooded area and in 2022 there have been sightings of Nightingales.

3.4. Limehouse Bottom

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

Ownership: various Tatsfield 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 Limehouse Bottom from east to west and Ninehams Road (Bridleway 641) passes through it from south to north. There is also visual access from the Public Footpath 21 on the south of Ship Hill.

Limehouse Bottom is valued for its tranquillity and the richness of its wildlife including a variety of undercover planting, woodland birds, fox and deer.

3.5. Park Wood

Location: Wooded area east of Parkwood Golf Club and between Parkwood Road and along the north side of Chestnut Avenue

Ownership: Orida Hotel Golf and Leisure

Area: 11 ha

This established woodland 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 AONB review being undertaken by Natural England (2022). The area is mostly designated as Ancient Woodland. Mature establishment of English bluebells which carpet large areas of the woodland in the spring and which can be admired from the adjacent road and local footpaths. This wooded area is teeming with woodland birds and there is a local presence of squirrel and deer.

3.6. Parsons Shaw

Location: Wooded area adjacent to Kemsley Wood and Lusted Hall Lane

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

Area: 2.395 ha

This is an extension of the adjacent woodland at Kemsley Wood, providing woodland continuity through the local area. Though not publicly accessible land, it provides habitats for a range of wildlife and forms a natural corridor and space between existing settlements. Public Footpath 570 passes directly adjacent to its southern boundary. The area is naturally established woodland and part designated as Ancient Woodland.



Map of spaces considered for designation as Local Green Spaces

3.7. Feedback from landowner consultations

A specific Local Green Spaces consultation was held in October 2022 with letters and information sent to all the relevant landowners.

Tatsfield Parish Council responded positively to the consultation and supported the proposed designations of:

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

Following objections raised by other landowners, the following spaces will not be put forward as 'Local Green Spaces' and have been removed from this proposed designation within the Regulation 16 Consultation draft of the Neighbourhood Plan:

- Limehouse Bottom
- Park Wood
- Parsons Shaw

3.8. Spaces selected for designation

The following spaces have been put forward for designation as Local Green Spaces in the Regulation 16 Consultation draft of the Neighbourhood Plan:

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

3.9. Summary

Each of the above spaces selected in 3.8 is demonstrably special and important to the local community within Tatsfield parish. 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 and embrace local wildlife in various forms of flora and fauna.

Local people use these areas for a variety of social, amenity and wellbeing benefits. Activities including walking, dog walking, children making dens, local primary school nature walks and organisations including the 1st Tatsfield Scouts group and local Duke of Edinburgh school groups use them as part of local hikes and enrichment programmes. With local stables, many of these areas are also accessible and provide visual amenity to horse riders.

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.

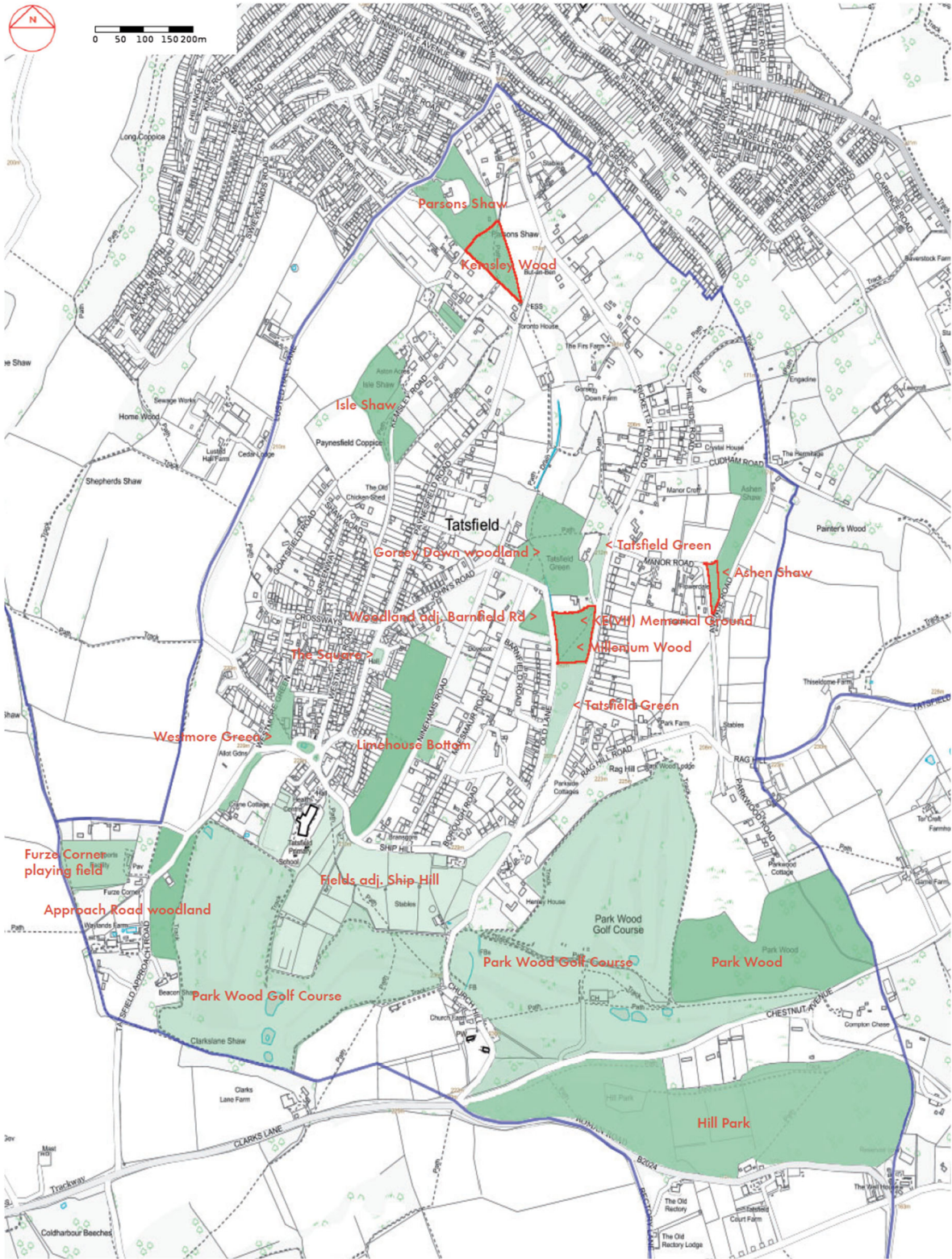
3.10. Consultations with landowners

As part of selecting these areas for designation as Local Green Spaces, the Tatsfield Neighbourhood Plan Steering Group have consulted with the relevant landowners as follows:

Local Green Space	Owners	Addresses	Date Consulted
Millennium Wood and KE(VII) Memorial Ground	Tatsfield Parish Council	c/o Parish Clerk 33 Alexandra Road Warlingham, CR6 9DW	Reg 14 and 13/10/2022
Kemsley Wood	Tatsfield Parish Council	c/o Parish Clerk 33 Alexandra Road Warlingham, CR6 9DW	Reg 14 and 13/10/2022
Ashen Shaw	Tatsfield Parish Council	c/o Parish Clerk 33 Alexandra Road Warlingham, CR6 9DW	Reg 14 and 13/10/2022
Limehouse Bottom	Various owners	House numbers: 6,7,8,9,10,11,12,13,14,15,16 Shipfield Close, Tatsfield, TN16	13/10/2022
	Luna Villaruz	Block 2 Lot 26, T. Arcenas Street, BF Resort Village, Las Pinas City, Metro Manila, Philippines	13/10/2022
Park Wood	Orida Hotel Golf and Leisure	Park Wood Golf Club, Chestnut Avenue, Tatsfield, Westerham TN16 2EJ	13/10/2022
Parsons Shaw	Ashton Holdings LTd.	Produce House, 1a Wickham Court Road, West Wickham BR4 9LN	13/10/2022

As noted in 3.7 above, following objections raised by selected landowners to the above consultations, the decision was made to not designate the following spaces and these were removed from the Regulation 16 Consultation draft of the Neighbourhood Plan:

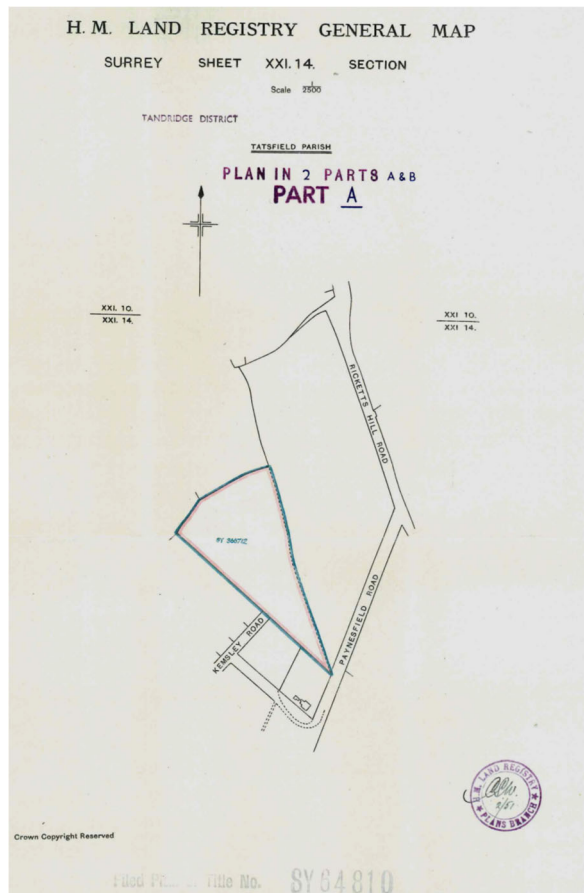
- Limehouse Bottom
- Park Wood
- Parsons Shaw



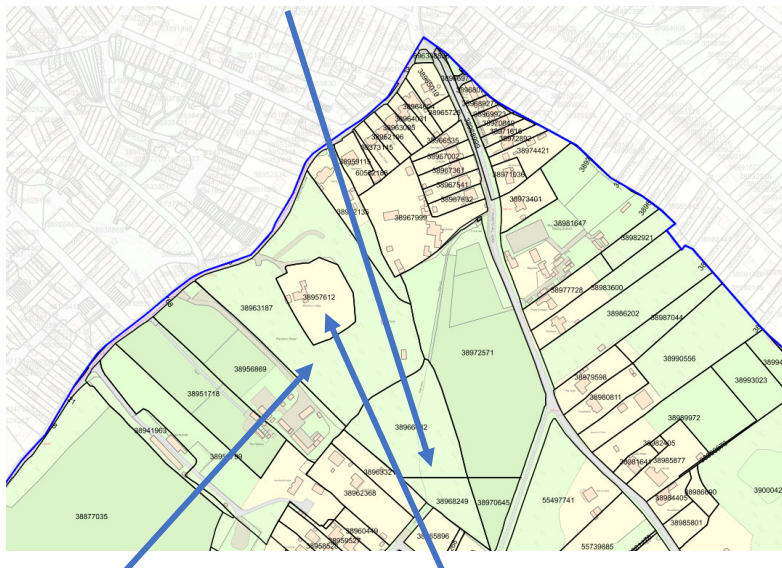
Map of key green open spaces around Tatsfield village with Local Green Spaces outlined in red

Map of spaces selected for designation as Local Green Spaces

Kemsley Wood Land Registry plan



Measured from the Land Registry cadastral parcels map the area of Kemsley Wood is ca. 1.118 ha.
FP570 runs through the land.



The area of Parsons Shaw and Rectory Lodge combined is ca. 2.8664 ha. The area of Rectory Lodge is ca. 0.4714 ha. The area of Parsons Shaw alone is therefore ca. 2.395 ha.

The King Edward VII Memorial Ground

The KEVII Memorial Ground was set out as a 'public park' more than 100 years ago. Over the years it has become neglected and is now largely overgrown. Apparently, it was originally fenced in and included steps leading to a platform large enough for the village band to perform on. Some traces of terracing and the steps can be found at the site. The area is subject to TPO 6 (W12) of 20th March 1951.

The Millennium Wood

The Millennium Wood is the wooded part of Tatsfield Green so named informally to commemorate the millennium in 1999/2000.

Limehouse Bottom

Footpath 20 crosses Limehouse Bottom from east to west and Ninehams Road (Bridleway 641) passes through it from south to north.

There is also visual access from the Public Footpath 21 on the south of Ship Hill.