

Woodhatch Crematorium – Land South of Woodhatch Road, Woodhatch, Reigate

Alternative Site Assessment

Prepared on behalf of
Reigate & Banstead Borough Council

December 2020
434 ASA Final 161220

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1 INTRODUCTION

- 1.1.1 This Alternative Site Assessment has been prepared to support a full planning application on behalf of Reigate & Banstead Borough Council (RBBC) for the construction of a single-storey crematorium with associated landscaping and infrastructure on land to the south of Woodhatch Road, Reigate.

1.2 SCOPE OF ASSESSMENT

- 1.2.1 The assessment seeks to demonstrate the detailed site selection process that has been undertaken by RBBC to determine a suitable location for the construction of a new crematorium facility. This has taken into account the relevant constraints to development, including land use, landscape, environmental and technical constraints, that are present within the various locations across the borough.
- 1.2.2 The assessment has also taken into consideration the recommendations set out in the Federation of Burial and Cremation Authorities: Recommendations on the Establishment of Cremation, which was published in January 2019.
- 1.2.3 The assessment has been prepared in accordance with both national and local policy, as set out in Section 2, in order to demonstrate that there are no more suitable alternative sites available for the proposed facility and, in doing so, demonstrate the very special circumstances that are required for the construction of a crematorium within the Green Belt.
- 1.2.4 This document should be read in the context of an identified borough-wide need for a crematorium within Reigate & Banstead. This need has been clearly identified within the Needs Assessment that has been undertaken to support this planning application. That assessment has also been prepared in accordance with both national and local policy, as set out in Section 2.
- 1.2.5 The full details of the application proposals and associated planning policy requirements are set out in the Design and Access Statement and Planning Statement that have been submitted as part of this planning application.
- 1.2.6 The evidence and information contained within this document has been collected by RBBC in the preliminary stages of the projects development. It has been prepared by Define Planning and Design Ltd whom have been involved in the final stages and have given advice in respect of the final planning application and the detailed site considerations.

2 METHODOLOGY

2.1 INTRODUCTION

- 2.1.1 In conjunction with ongoing assessments on the need and scope for providing a new crematorium to serve its residents, RBBC has undertaken a borough-wide search to identify potentially suitable locations and sites for development. This process has been ongoing for the past 2 years and follows the inclusion of a specific policy within the adopted Development Management Plan, Policy CEM1: Cemetery and crematorium provision.
- 2.1.2 The alternative site assessment process was broken down into three stages; Stage 1: Broad Area Search, Stage 2: Potential Site Identification, and Stage 3: Detailed Site Assessments.
- 2.1.3 The methodology for each assessment stage is described in more detail below and the associated constraints considered are summarised in detail in Section 3.

2.2 STAGE 1: BROAD AREA OF SEARCH

- 2.2.1 The first stage of the alternative site assessment was a broad area search, which sought to identify potential wider areas that may be suitable for the location of the new crematorium facility. This search included the entire borough and sought to identify potential locations and assessed the suitability of an area against the presence of strategic spatial constraints as designated by adopted planning policy, including Green Belt, Areas of Outstanding Natural Beauty and Areas of Great Landscape Value.
- 2.2.2 In addition to the spatial constraints, the assessment also took into account the requirements of the Cremation Act. That requires that crematoria are constructed 200 yards away from the nearest residential dwelling and 50 yards away from any public highway.
- 2.2.3 This involved a mapping exercise that illustrated the extents of the borough, and the presence of the identified constraints. The initial area of search and the identified broad search area are illustrated by Figure 1 – Site Search Map (refer to page 5).

2.3 STAGE 2: POTENTIAL SITE IDENTIFICATION

- 2.3.1 The second stage of the alternative site assessment was to identify specific sites within those broad areas that might potentially be suitable.
- 2.3.2 An influential factor for this stage of the process was the market availability and affordability of sites within the borough. The sites identified within the assessment are therefore a reflection of those that were available in 2018. Since then, the Council has continued to monitor potential sites that have become available in that time, but no additional sites have been considered to be suitable.

2.4 STAGE 3: DETAILED SITE ASSESSMENT

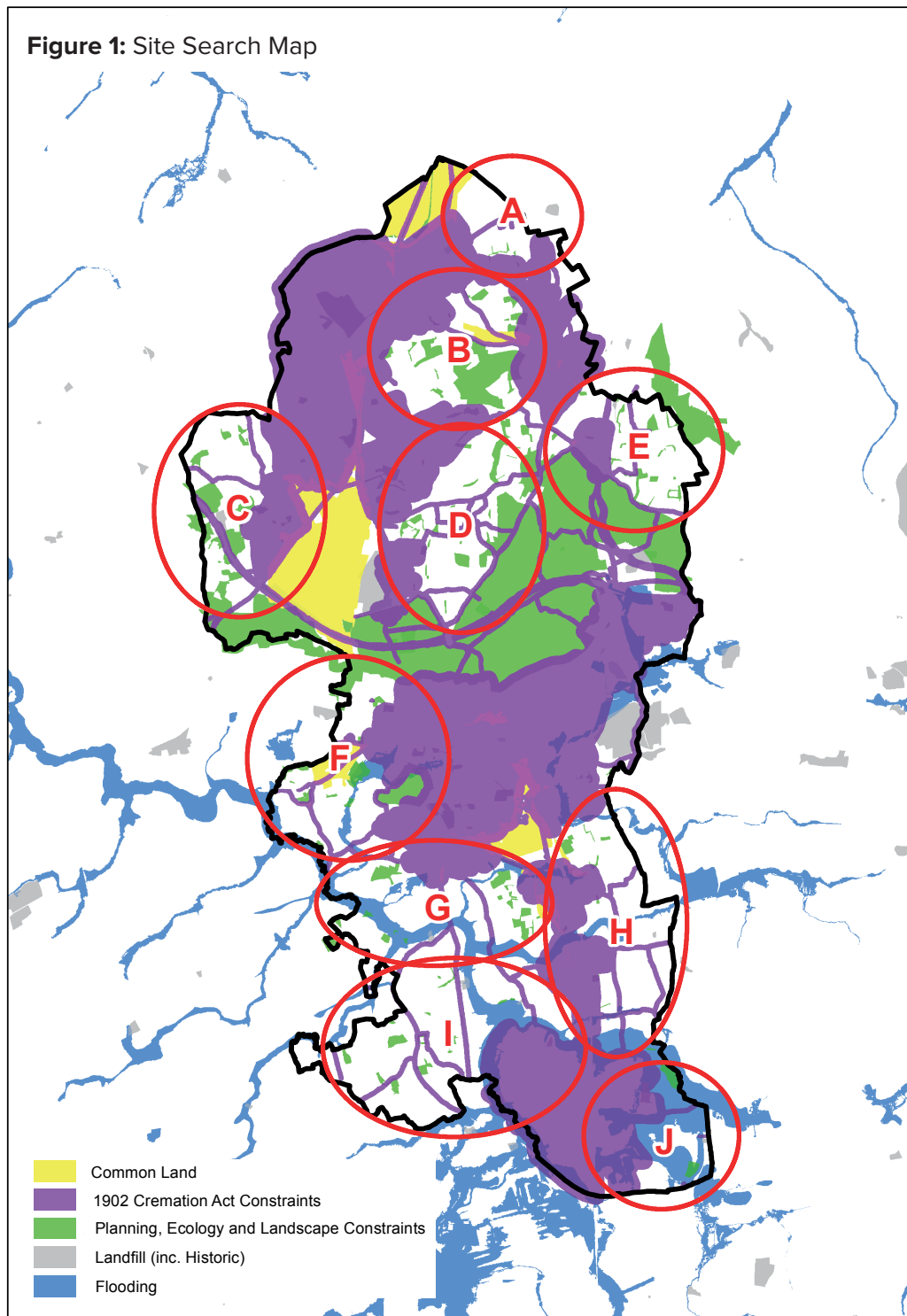
- 2.4.1 Following the broad areas of search and identification of potential sites, the final stage of the alternative site assessment was to undertake a more detailed assessment of the sites considered to offer the greatest potential to accommodate a crematorium.
- 2.4.2 This more detailed assessment included the consideration of site-specific constraints, including flood risk, ecology and the impact on open space, access, utility provision as well as considering the recommendations as set out in the FCBA's 'Recommendations on the establishments of crematoria', including landscape setting and achieving quietness and seclusion.

2.4.3 The identified sites were scored against each constraint using a traffic light system to determine the suitability of the site for development, based on a scoring system as follows:

Red (Score 0) – Significant constraint to proposed development

Amber (Score 1) – Moderate constraint to proposed development, but could be mitigated as part of the proposed development

Green (Score 2) – Low constraint that can be readily accommodated by the proposed development



3 OVERVIEW OF IDENTIFIED CONSTRAINTS

3.1 BROAD CONSTRAINTS (STAGE 1)

Green Belt

- 3.1.1 The Metropolitan Green Belt of Reigate & Banstead surrounds the three key settlements of Banstead, Reigate and Horley, and, therefore, the majority of the land that falls outside of the boundaries of all key settlement within the borough are designated Green Belt.
- 3.1.2 The NPPF attaches great importance to Green Belt. Indeed, the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (NPPF paragraph 133). This importance is also reflected in local policy, in particular Policy CS3 of the Core Strategy and Policies NHE5 and CEM1 of the Development Management Plan.
- 3.1.3 In considering proposals that affect the Green Belt, the NPPF considers that inappropriate development within the Green Belt should not be approved except in very special circumstances (paragraph 143). In this respect, the NPPF considers the construction of new buildings as inappropriate development, proposing a limited number of exceptions (paragraph 145). Whilst this includes the provision of a cemetery and burial ground, the construction of a crematorium is considered to be inappropriate development in Green Belt terms.
- 3.1.4 In this light, the potential impact on Green Belt was a key consideration that was taken into account in the site selection process.

Area of Outstanding Natural Beauty

- 3.1.5 A proportion of land that runs centrally through the borough, along the M25 corridor (extending northwards towards the settlement of Hooley and southwards towards the northern extents of the settlement of Reigate) is comprised of the Surrey Hills Area of Outstanding Natural Beauty (AONB).
- 3.1.6 AONB's are areas of national importance for their landscape character and appearance within which the conservation and enhancement of their natural beauty is a priority.
- 3.1.7 The intention to protect AONB is set out clearly in Policy NHE1: Landscape Protection, which highlights that great weight will be attached to the impact that development proposals would have on the landscape and scenic beauty of the AONB, and that proposals for major development within the AONB will only be supported in exceptional circumstances where it is demonstrated as being in the public interest.
- 3.1.8 In this light, the potential impact on AONB was a key consideration that was taken into account in the site selection process.

Area of Great Landscape Value

- 3.1.9 A proportion of the land surrounding the AONB within Reigate & Banstead Borough is designated as an Area of Great Landscape Value (AGLV). This is an area designated by Surrey County Council as being of high visual quality that is worthy of protection.
- 3.1.10 Given that the AGLV is not a nationally recognised designation, it does not have as high a status as Green Belt or AONB in planning terms. However, it has a high local level importance and is an appropriate consideration in the site selection process.

Cremation Act

- 3.1.11 The Cremation Act 1902 (Section 5) states: *“No crematorium shall be constructed nearer to any dwelling-house than two hundred yards, except with the consent, in writing of the owner, lessee and occupier of such house, nor within fifty yards of any public highway, nor in the consecrated part of the burial ground of any burial authority.”*
- 3.1.12 This requirement is also reflected in Part 3 of Policy CEM1, which states *“proposals for crematoriums will be expected to meet the requirements of the Cremation Act 1902 (Section 5) with regards to the siting of the crematorium.”*
- 3.1.13 In that light, a key consideration in the site selection process was whether each site could meet the requirements of the Cremation Act in terms of distance from the nearest dwellings and from the public highway.

3.2 SITE SPECIFIC (STAGE 3) CONSTRAINTS

Ecology

- 3.2.1 The presence of statutory and non-statutory ecological designations is spread across the borough. The types of designations are set out in Policy NHE2 of the DMP and include Natura 2000 sites, Sites of Special Scientific Interest (SSSIs), Sites of Nature Conservation Importance (SNCI's), Potential Sites of Nature Conservation Importance (PoSNCIs), Regionally Important Geological Sites (RIGs), Local Nature Reserves (LNRS), and Biodiversity Opportunity Areas (BOAS).
- 3.2.2 A large proportion of these designations are located outside of the main urban settlements within the surrounding countryside and, therefore, in areas that the site search identified as being suitable to accommodate the regulatory requirements (as set out above).
- 3.2.3 Indeed, the FCBA states that *“it is important to ensure that the presence of protected species or trees covered by tree preservation orders is identified so that provision can be made to avoid their disturbance. The aim should be to enhance wildlife habitats, wherever possible, as a part of any new development.”*
- 3.2.4 Notably, Policy NHE2 seeks to protect and enhance these assets and, therefore, a key consideration that was taken into account in the site assessment process was whether the presence of an ecological designation on the site could be adequately mitigated.

Flooding

- 3.2.5 There are a number of watercourses throughout the borough that present a potential risk to flooding. These include the River Mole and its tributaries that run from Kinnersley Manor to South Hersham, as well as Ifield Brook, Upper River Mole and Gatwick, Burstow and Salford streams.
- 3.2.6 Policy CCF2 of the DMP states that development proposals must avoid areas at risk of flooding where possible and prioritise development in areas with the lowest risk of flooding. It also states that development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
- 3.2.7 In that light, in order for the site to be considerable suitable for the construction of the crematorium, it must have been considered to not result in an increase in flood risk to the proposed site or the surrounding area.

Open Space

- 3.2.8 Policy OSR1 of the DMP states that proposals which directly complement and enhance the value and use of the Urban Open Space for recreation, biodiversity and/or nature conservation will be look upon favourably provided that the predominant open character of the space is maintained. It goes on to state that any other development which would result in the full or partial loss of designated Urban Open Space will only be permitted in exceptional circumstances.

Access

- 3.2.9 The ability for the site to be suitably accessed was a further key consideration that was taken into account in the site selection process. Given the nature of the proposed use, access would need to be able to accommodate the arrival or funeral corteges and hearses. It would also need to be able to provide both vehicular and pedestrian access.
- 3.2.10 Indeed, this is also one of the key requirements set out in Policy TAP1 of the DMP, which states that all types of development across the borough will be required to provide safe and convenient access for all road users.

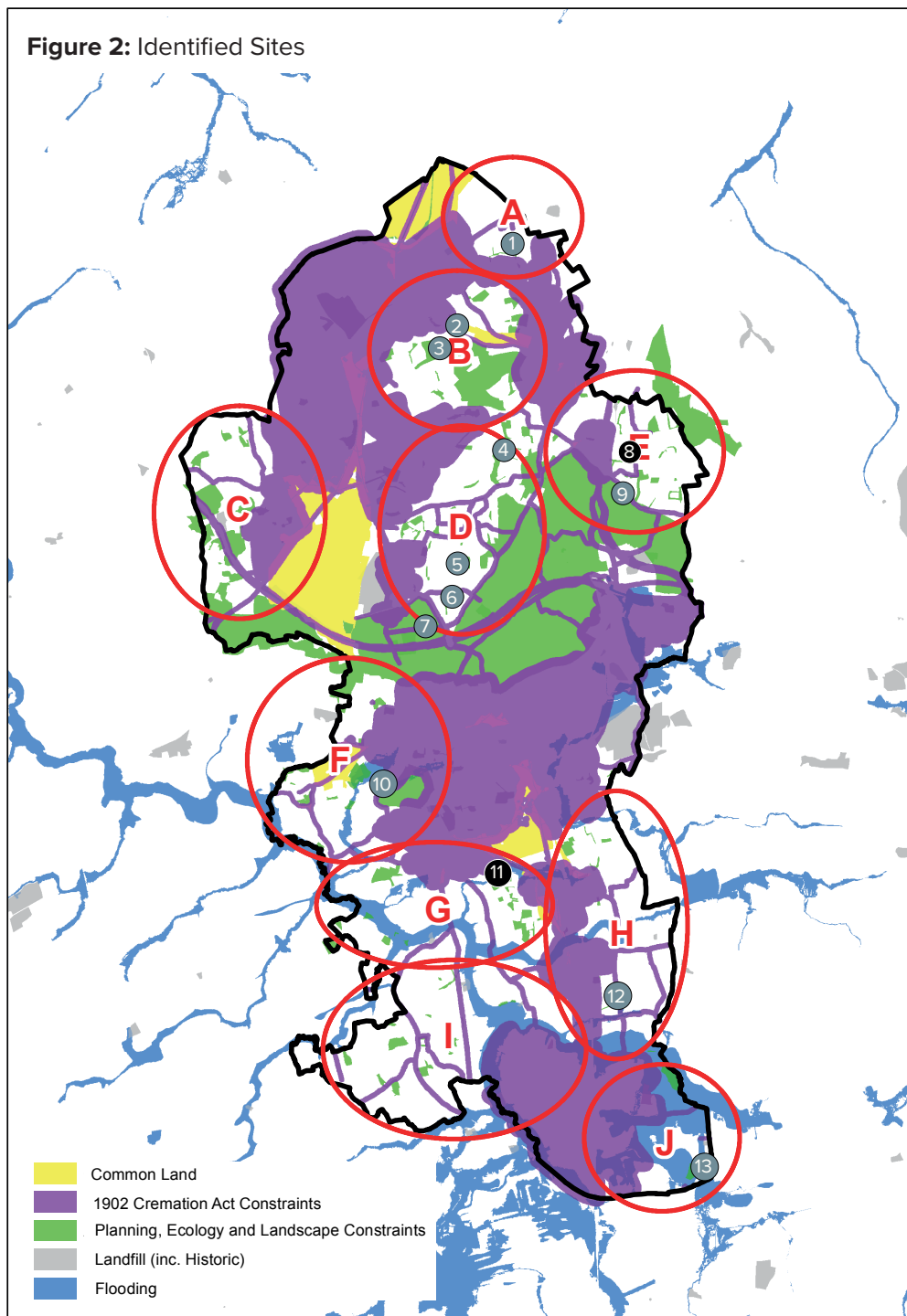
Landscape Setting

- 3.2.11 The recommendations of the FCBA state that the process of site selection should be aimed at achieving quietness and seclusion. It recommends that a woodland or parkland setting, or an area of undulating ground, with good natural features and mature trees, would enable the establishment of a good natural setting with a minimum of horticultural treatment.
- 3.2.12 The site selection process, therefore, sought to consider the capability of the site to provide an appropriate setting for a crematorium in line with these recommendations.

4 SITE ASSESSMENT ANALYSIS

4.1 STAGE 1 RESULTS

- 4.1.1 As noted above, Stage 1 of the assessment process identified 10 broad areas within the borough considered more likely to be suitable as potential areas of search for the proposed new crematorium. The search areas were denoted as Areas A to J, as illustrated on Figure 2 below. These search areas represent the locations that are considered to be less constrained within the borough in terms of their potential to meet the regulatory requirements of the Cremation Act and with respect to strategic landscape designations.



4.2 STAGE 2 SITE SEARCH

- 4.2.1 Stage 2 of the site assessment process identified a total of 13 prospective sites for a new crematorium within the 10 broad search areas. These sites were then assessed against the broader constraints including the Green Belt, AONB, AGLV and the Cremation Act, as summarised below.

4.3 STAGE 2 SITE ANALYSIS

Green Belt

- 4.3.1 As set out in the FBCA recommendations, the NPPF advocates sustainable development using previously developed land. However, given the nature of a crematorium, previously developed land is often considered to be unsuitable, due to land contamination, which is unacceptable for the interment of ashes, or due to the presence of residential property within 200 yards. As a result, there is a growing recognition that new crematoria will be built in a countryside location close to the urban fringe.
- 4.3.2 In addition to the regulatory requirements, as set out in the FBCA recommendations, ideal sites for crematoria are rarely located in urban areas and instead it is emphasised that the suitability of setting is of greater importance than its location in close proximity to population. In that light, this will often involve the consideration of sites within the Green Belt.
- 4.3.3 As a result of these factors, all of the sites that were identified as part of the site selection process were located within the Green Belt. This is due to the factors set out above of meeting both regulatory requirements, and finding sites that have suitable peaceful setting. Indeed, in Reigate & Banstead, given the extent of the Green Belt it was not possible to identify a suitable site that would meet these requirements outside of the Green Belt.

Landscape Designations

- 4.3.4 The next key consideration was whether the sites identified were located within an area constrained by a landscape designation. The most important designation in this regard was the AONB that forms a large portion of the northern extents of Reigate. Of the 13 sites identified, only two of the sites were located within the AONB. This included Site 6: Land at Margery Wood Lane and Site 9: Land at Dean Lane.
- 4.3.5 The second landscape constraints consider was the presence of the AGLV that surrounds the AONB to the north of the borough. Of the 13 sites that were assessed, the majority of sites were located within the AGLV except for four sites.

Cremation Act

- 4.3.6 A further key constraint that was taken in to consideration was whether the site could be the regulatory requirements of the Cremation Act. Ultimately, this was a critical factor that resulted in the majority of the sites being located outside of the urban areas and within the Green Belt, as set out above.
- 4.3.7 Of the 13 sites that were identified only 3 of the sites were considered to be able to meet these requirements, in that they were located 200 yards away from the nearest residential development and 50 yards from the highway.

Alternative Site Assessment: Woodhatch Crematorium

4.3.8 Overall, it was considered that based on this factor, the sites that could not meet the Cremation Act requirements could be discounted, as they would not be suitable for the siting of the crematorium.

4.3.9 Of all the site assessed, those considered to meet those requirements, included the following;

- Site 8: Land North of Hooley
- Site 9: Land at Dean Lane, Alderstead Heath
- Site 11: Land off Woodhatch Road, Reigate

4.3.10 However, due to the fact that Land at Dean Lane was located in the AONB, it was considered that the very special circumstances for developing within the AONB would not be justified given the sensitive landscape location.

4.3.11 The shortlisted sites that were considered in greater detail therefore included Site 8: Land North of Hooley and Site 11: Land off Woodhatch Road, as summarised in Section 4.4 below.

4.3.12 The results from the site search are set out in Table 1 below.

ALTERNATIVE SITE ASSESSMENT: TRAFFIC LIGHT ASSESSMENT							
Search Area A	Search Area B		Search Area C	Search Area D			
Site 1: Woodmansterne Recreation Ground	Site 2: Land at Holly Lane (North)	Site 3: Land at Holly Lane (South)	No site found	Site 4: Land off Hazelwood Lane	Site 5: Field House, Babylon Lane	Site 6: Land at Margery Wood Lane	Site 7: Home Field Farm (Well Cottage)
BROAD CONSTRAINTS							
1.Green Belt							
2.AONB							
3.AGLV							
4.Cremation Act							

Search Area E	Search Area F	Search Area G	Search Area H	Search Area I	Search Area J
Site 8: Land north of Hooley	Site 9: Land at Dean Lane, Alderstead Heath	Site 10: Land at Park Lane	Site 11: Land off Woodhatch Road	Site 12: Picketts Farmhouse, Picketts Lane	Site 13: Peeks Brook Lane, Rowlands
BROAD CONSTRAINTS					
1.Green Belt					
2.AONB					
3.AGLV					
4.Cremation Act					

Table 1: Stage 2 Site Analysis

4.4 SPECIFIC SITE ANALYSIS

- 4.4.1 This section considers the detailed site assessments that were undertaken for both Site 8: Land North of Hooley and Site 11: Land off Woodhatch Road, Reigate. To do so, it will consider both sites together against the detailed site constraints that are set out in section 2.5 above. The location of and specific site context for both sites is shown in Figure 3 (refer to page 14).

Figure 3: Site Location Plans



Site 8: Land North of Hooley



Site 11: Land off Woodhatch Road

Legend

- Residential Areas of Special Character
- Urban Open Space (OSR1)
- Area of Outstanding Natural Beauty (CS2; NHE1)
- Area of Great Landscape Value (CS2; NHE1)
- Gatwick Open Setting (NHE1)
- Special Area of Conservation
- Sites of Special Scientific Interest (CS2; NHE2)
- Sites of Nature Conservation Importance (NHE2)
- Potential Sites of Nature Conservation Importance (NHE2)
- Local Nature Reserves (CS2; NHE2; NHE4)
- Ancient Woodlands (CS2; NHE3)
- Regionally Important Geological Sites (NHE2)
- Riverside Green Chain (NHE4)
- Metropolitan Green Belt (CS3; NHE5)
- Rural Surrounds of Horley (NHE6; NHE7)
- Conservation Areas (CS4; NHE3;

- 4.4.2 In terms of the broad constraints the two sites were considered to be similar, both being located within the Green Belt, and both are capable of meeting the requirements of the Cremation Act in terms of proximity to existing highways and housing. However, in terms of landscape constraints the two sites did differ. Whilst both of the sites are located outside of the AONB, Site 8: Land North of Hooley is located within land designated as AGLV. However, it was considered that if other potential detailed constraints could be accommodated then it would be possible to address the AGLV constraints.

1. Ecological Designations

- 4.4.3 The western extent of Site 8 is designated as a Site of Nature Conservation Importance (SNCI) in the DMP under Policy NHE1. This area covers the majority of the site and is comprised of areas of scrubland defined by strong tree and hedgerow boundaries. A report undertaken by the Council in 2008 (attached as Appendix A) notes that Site 8 is predominantly grassland and has limited botanical diversity, but is relatively species rich. It notes that surrounding trees and shrubs are beginning to encroach into the grassland and would benefit for improved management.
- 4.4.4 Similarly, the majority of Site 11 lies within land designated as a SNCI, which extends beyond the application site to the west and southeast to include the substantial woodland area of 'Fellands Copse'. The report by the Council in 2008 (attached as Appendix B) indicates that the SNCI designation of Site 11 is more significantly related to the preservation and conservation of the woodland area of Fellands Copse to the southeast of the site. The site would allow for the crematorium development to be located away from the most sensitive areas within the SNCI. On this basis it was considered that the site could be developed with a limited impact on the areas within the site with ecological value, and in addition, the sites development could contribute to enhancing the biodiversity of the site.
- 4.4.5 In terms of Site 8, the area that is of ecological value comprises the majority of the land that would be required for siting the crematorium building. Indeed, the area of ecological value would also be the location for the main access route into the site to serve the built form. It was considered, therefore, that the site could not be developed without resulting in significant harm to the ecological assets on the site. It was also considered that it would be difficult to compensate for the overall loss of ecological assets that would arise from the site's development as part of the development, given the relatively limited area available and relative lack of connectivity with other features.
- 4.4.6 In ecological terms, therefore, it was considered that Site 11: Land off Woodhatch Road would have less impact on ecological designations.

2. Flooding

- 4.4.7 Site 8 is located within Flood Zone 1 and, therefore, at a low risk of flooding and was considered a suitable location for the crematorium in that regard.
- 4.4.8 The southern boundary of Site 11 is formed by the Earlswood Brook, a tributary of the River Mole, and therefore, a small portion of the site is located within Flood Zone 3. Consideration was given to the potential proximity of development to the southern boundary of the site within Flood Zone 3 and it was confirmed that this could be suitably avoided. However, a comprehensive Flood Risk Assessment would be required to be undertaken, including an appropriate sequential test, and an appropriate sustainable drainage strategy incorporated into the final scheme design. As the proposals do not include any burial elements, the flood risk would not be exacerbated as a result. Overall, it was considered that Site 11 could be developed in line with national guidance in regards to flood risk, but would require comprehensive assessment and associated mitigation measures.

- 4.4.9 In flood risk terms, it was considered that Site 8 would be the most appropriate site for the new crematorium.

3. Open Space

- 4.4.10 The eastern extent of Site 8 is comprised of the Hooley Recreation Ground, which contains a single football pitch and a basketball court. The development of the site would, therefore, need to consider how this would be re-provided elsewhere. In this regard, it was noted that opportunities could be considered for these recreation facilities to be re-provided elsewhere, but that this should be considered as part of a borough wide strategy for playing pitch provision.
- 4.4.11 In terms of Site 11, areas of the site that would be required to accommodate an access route to the crematorium development would require land currently in use as allotments and surplus football pitches (currently used in the event that other designation pitches within the borough are unavailable). The development of the site would, therefore, need to consider how these elements would be re-provided elsewhere. In this regard, it was noted that there remains some capacity within the retained allotment area to relocate any allotment pitches displaced as a result of development. As with Site 11, opportunities to re-provide surplus football pitches elsewhere, considered as part of a borough wide strategy for playing pitch provision.
- 4.4.12 Overall it was considered that the development of either of these sites would require some form of re-provision of open space. In terms of the quantum of open space, it was considered that Site 11 would result in the least amount of impact on public open space, and therefore, would be easier to re-provide elsewhere within the borough.

4. Access

- 4.4.13 Site 8 is located in close proximity to the A23 and might, therefore, be considered accessible in principle in terms of its strategic connectivity to the wider surrounding area. However, the site itself does not have a suitable direct access point to this main route and the creation of such would have an adverse effect on the surrounding highway network, with potential highway safety concerns due to conflicts in the speed of vehicles accessing the crematorium site and other vehicles using the A23.
- 4.4.14 There is a small track that connects to the residential area to the south of the site, via Maple Way, located to the north of Hooley. This is not considered to be wide enough to accommodate a hearse or a funeral cortege.
- 4.4.15 Bus stops serving Route 405 between Redhill and Croydon are located on the A23 immediately adjacent to Hooley Recreation Ground, with pedestrian access provided along this route also. A permissive route also crosses the site from the adjoining residential area.
- 4.4.16 Site 11 is located in a highly sustainable location in terms of its access to Reigate and the surrounding area. The site itself does not have direct vehicular access, however, there is an existing track directly off Woodhatch Road that serves the allotments and farmsteads to the north east of the site that could be enhanced to provide access through to the site.
- 4.4.17 An existing adopted pedestrian footpath and cycleway runs along the north side of Woodhatch Road, with bus stops that serve a direct route to Reigate located close to the site. Various permission routes cross the site.
- 4.4.18 Based upon the above, vehicular access is considered to be a significant constraint to the development of Site 8.

5. Landscape Setting

- 4.4.19 Site 8 is set within an area of open space to the north of the settlement of Hooley that contains areas of woodland and scrub that create a visual perception of tranquillity and seclusion. However, the presence of the A23 to the east of the site and the associated noise from traffic reduces these factors.
- 4.4.20 Similarly, Site 11 is also set within an area of open space with the presence of substantial woodland features and adjoins Earlswood Brook. In addition, the site is located within an appropriate distance from the nearest highway (Woodhatch Road) and is not, therefore, affected by high levels of traffic noise within the site. These combined factors contribute to the creation a highly suitable landscape setting that would be suitable for the location of a crematorium.
- 4.4.21 Overall, it was considered that the landscape setting of Site 11 would be the most suitable site for the location of a crematorium. This would also enable the site and proposed development to meet the recommendations of the FCBA in terms of tranquillity and seclusion.

5 SUMMARY & CONCLUSIONS

5.1.1 The overall assessment of the two sites are set out in the table below:

ALTERNATIVE SITE ASSESSMENT: TRAFFIC LIGHT ASSESSMENT		
SITE SPECIFIC CONSTRAINTS	Site 8: Land North of Hooley	Site 11: Land off Woodhatch Road
1. Ecological Designation	1	1
2. Floodzone	2	1
3. Open Space	1	1
4. Access	0	1
5. Landscape Setting	1	2
Total:	5	6

- 5.1.2 Whilst the two sites were closely comparable in terms of scoring within the traffic light assessment, it was considered that the access constraints, potential impact on the AONB, and more limited landscape setting and prospects of mitigation identified in relation to Site 8, rendered this site less suitable, viable and attractive as a setting for a crematorium.
- 5.1.3 In comparison, Site 11 was found to be the most accessible of all sites considered and best able to meet the recommendations of the FCBA in terms of tranquillity and seclusion. Whilst it would impact on open spaces, it was found that these could largely be addressed in the same location and that the site was sufficient to address any ecological mitigation within the site.
- 5.1.4 In conclusion, the assessment identified Land at Woodhatch Road as the preferred site for the location of a crematorium.

APPENDIX A - SNCI REPORT 2008 : HOOLEY SITE

Reigate & Banstead SNCI Review 2008

Site Name: Hooley Meadows
Recorder Number: 90029
Area: 3.3ha
Borough: Reigate & Banstead
Grid Reference: TQ287569
Previous Surveys: n/a
Date and surveyor Survey: 3/9/2008 Sue Cooper

Site Description

This site consists of three fields located on the north side of Hooley. The underlying geology of the area is Upper Chalk giving rise to a well drained calcareous silty soil of Andover 1 type. The site lies on the 120m contour on a moderate, east facing slope.

The grassland is dominated by False Oat-grass, which may be the result of a cessation of grazing, and is limiting the botanical diversity. Nevertheless it is relatively species rich with an element of calcareous species, including Wild Parsnip, Salad Burnet, Bladder Campion, Wild Basil and Burnet Saxifrage. Ant hills within the grassland indicate a lack of improvement. The area is surrounded by trees and shrubs, particularly Hawthorn and Blackthorn, which are beginning to encroach into the grassland. A permissive path runs across the site from the adjoining residential area to the adjacent recreation ground.

Target Notes (TNs)

To be read in conjunction with Figure 1

Throughout the descriptions, plants are referred to by their English names. For reference the full species list at the end of the report offers both English and Latin names.

1. The grassland comprises a mosaic of coarse, tussocky grasses, notably False Oat-grass, Yorkshire Fog and Cock's-foot, which are amongst finer grasses which include Red Fescue, Common Bent and Smooth Meadow-grass. Perennial Rye-grass, Sheep's Fescue, Annual Meadow-grass and Timothy are also present. Dicotyledons include frequent Meadow Vetchling, Common Knapweed, Hedge Bedstraw, Hedge Bindweed and Ribwort Plantain, with occasional Red Bartsia, Common Ragwort, Red Clover, Bird's-foot-trefoil and Toad Flax. The more calcareous species present include Ladies Bedstraw, Field Scabious, Wild Carrot, Wild Parsnip, Salad Burnet and Hoary Ragwort. There are rare occurrences of Cowslip, Bladder Campion, Wild Basil, Burnet Saxifrage and Smooth Oat-grass. Hawthorn and Dogwood are scattered among the grassland; Blackthorn is encroaching in the north-east. The presence of ant hills suggests that there has not been any improvement here for very many years.
2. There is a mixed hedge at the south-east end comprising Hawthorn, Hazel and Bramble. This is replaced by a thicket of Blackthorn lying between the grassland and adjacent recreation ground.
3. There is dense impenetrable scrub along the northern and western edges. This is predominately Blackthorn, Hawthorn and Hazel with Dogwood, Dog Rose

Reigate & Banstead SNCI Review 2008

and Spindle. Bramble and Common Nettle are often present at the edge of the scrub together with Creeping Thistle, Common Sorrel, Hedge Bindweed, Hogweed, Canadian Goldenrod and Hedge Woundwort. Old Man's Beard is quite abundant scrambling among the woody plants. There are occasional Ivy clad Pedunculate Oak trees along the boundary with occasional Ash and Sycamore.

4. A low boundary bank separates the two fields, over which there are some three rows of old Hazel coppice. Bramble and Hawthorn are growing along the north side of this hedge and Blackthorn along the south side. Oak and Ash trees are also present. The ground flora is predominately Ivy with Ground Ivy, Creeping Buttercup, Common Nettle and Hogweed.
5. This smaller field is a mosaic of Hawthorn scrub and grassland. Species composition of the grassland component is similar to target note 1 though not as species rich. The Hawthorn here is more mature. Other species present are mostly along the east and western edges; these include Dogwood, Elder, Hazel, Field Maple, Spindle, domestic Apple and Rose species.
6. More open Blackthorn scrub is present on the southern edge where pathways lead from the adjacent housing estate; Elder, Dogwood and Privet also occur. Trees here include Ash, Sycamore, Oak, Horse Chestnut and a group of Cherry. The ground beneath is largely bare and compacted, though Ivy is present. Household rubbish has been dumped here.

NVC Communities Present

A full NVC survey was not carried out, however the site visit suggests that the following communities are present: Where False Oat-grass dominates, the community most closely fits MG1d *Arrhenatherum elatoris* grassland, *Pastinaca sativa* sub-community. W21 *Crataegus monogyna* – *Hedera helix* scrub is present around the margins of the site and as a mosaic in the grassland; there are pockets of W22 *Prunus spinosa* – *Rubus fruticosus* scrub where Blackthorn is the sole woody component.

Nature Conservation Interest and Protected Species Potential

Fifty seven species were found, a site visit earlier in the year, may add to this number. The survey recorded only 13 axiophyte species as listed in the SNCI selection guidelines. This falls short of the recommended number of 15 or more. However, there is potential to increase the biodiversity of the site with the instigation of a sensitive management regime.

The site has potential to support reptile populations though none were seen during the survey. The long tussocky grassland is likely to be of value to invertebrates, including butterflies, and to small mammals.

Recommended Management

Management of the site appears to have been fairly minimal to date. The most urgent need is to halt the succession to scrub vegetation in TN5 so that this area can be maintained as open grassland.

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Most of the grassland is long. If feasible, the establishment of grazing on the site would help to control the dominance of False Oat-grass and increase diversity. If this is not feasible, cutting the grassland once a year in late summer and removing the cuttings would be beneficial. There is evidence of rabbits on the site but little sign of grazing. Scrub in TN1 will also need management to prevent its increase in the grassland.

Species List

Abundance uses the DAFOR system;

(Locally) **D**ominant, **A**bundant, **F**requent, **O**ccasional, **R**are

[Please note that plants ranked are 'rare' means that they were not found often over this site and does not necessarily indicate that they are a County rarity]:

Scientific name	Common name	Abundance
<i>Acer pseudoplatanus</i>	Sycamore	occasional
<i>Achillea millefolium</i>	Yarrow	rare
<i>Aesculus hippocastanum</i>	Horse-chestnut	rare
<i>Arrhenatherum elatius</i>	False Oat-Grass	dominant
<i>Calystegia sepium</i>	Hedge Bindweed	rare
<i>Centaurea nigra</i>	Common Knapweed	frequent
<i>Cirsium arvense</i>	Creeping Thistle	rare
<i>Clematis vitalba</i>	Traveller's Joy	occasional
<i>Clinopodium vulgare</i>	Wild Basil	rare
<i>Convolvulus arvensis</i>	Field Bindweed	frequent
<i>Cornus sanguinea</i>	Dogwood	occasional
<i>Corylus avellana</i>	Hazel	frequent
<i>Crataegus monogyna</i>	Hawthorn	frequent
<i>Dactylis glomerata</i>	Cock's-foot	frequent
<i>Daucus carota</i>	Wild Carrot	occasional
<i>Festuca ovina</i>	Sheep's Fescue	rare
<i>Festuca rubra</i>	Red Fescue	frequent
<i>Fraxinus excelsior</i>	Ash	occasional
<i>Galium aparine</i>	Cleavers	occasional
<i>Galium mollugo</i>	Hedge Bedstraw	occasional
<i>Galium verum</i>	Lady's Bedstraw	occasional
<i>Glechoma hederacea</i>	Ground-ivy	occasional
<i>Hedera helix</i>	Ivy	occasional
<i>Heracleum sphondylium</i>	Hogweed	occasional
<i>Holcus lanatus</i>	Yorkshire-fog	frequent
<i>Hypericum perforatum</i>	Perforate St. John's-wort	occasional
<i>Knautia arvensis</i>	Field Scabious	occasional
<i>Lathyrus pratensis</i>	Meadow Vetchling	frequent
<i>Linaria vulgaris</i>	Common Toadflax	rare
<i>Lolium perenne</i>	Perennial Rye-grass	occasional
<i>Lotus corniculatus</i>	Common Bird's-foot-trefoil	occasional

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<i>Malus domestica</i>	Cultivated Apple	rare
<i>Odontites vernus</i>	Red Bartsia	occasional
<i>Pastinaca sativa</i>	Wild Parsnip	rare
<i>Phleum bertolonii</i>	Smaller Cat's-tail	rare
<i>Pimpinella saxifraga</i>	Burnet-saxifrage	rare
<i>Plantago lanceolata</i>	Ribwort Plantain	occasional
<i>Plantago major</i>	Greater Plantain	rare
<i>Poa annua</i>	Annual Meadow-grass	rare
<i>Polygonum aviculare</i>	Knot-grass	rare
<i>Primula veris</i>	Cowslip	rare
<i>Prunus avium</i>	cherry	rare
<i>Prunus spinosa</i>	Blackthorn	frequent
<i>Quercus robur</i>	Pedunculate Oak	rare
<i>Ranunculus repens</i>	Creeping Buttercup	occasional
<i>Rosa canina agg.</i>	Dog Rose	occasional
<i>Rubus fruticosus agg.</i>	Bramble	frequent
<i>Rumex acetosa</i>	Common Sorrel	occasional
<i>Sambucus nigra</i>	Elder	occasional
<i>Sanguisorba minor</i>	Salad Burnet	occasional
<i>Senecio erucifolius</i>	Hoary Ragwort	occasional
<i>Silene vulgaris</i>	Bladder Campion	rare
<i>Solidago canadensis</i>	Garden Golden Rod	rare
<i>Stachys sylvatica</i>	Hedge Woundwort	rare
<i>Taraxacum aggregate</i>	Dandelion	rare
<i>Trifolium pratense</i>	Red Clover	occasional
<i>Urtica dioica</i>	Common Nettle	frequent

Number of records: 57

APPENDIX B - SNCI REPORT 2008 : WOODHATCH SITE

Reigate & Banstead SNCI Review 2008

Site Name: New Pond Farm/Felland Copse
Recorder Number: 9
Area: 25.5 ha
Borough: Reigate and Banstead
Grid Reference: TQ266479
Previous Surveys: 15/06/1994 Elisabeth Randell & Chris Pryor
Date and surveyor of Re-Survey: 25/8/2008 Sue cooper

Site Description

The site is located to the south-west of Redhill, adjacent to New Pond Farm. It comprises semi-improved neutral grassland and semi-natural broadleaved woodland. Much of the grassland is fairly species rich; 6 species typical of grassland of conservation interest in Surrey were recorded. A stretch of Earlswood Brook flows through the site. Trees and scrub line much of the stream so that there is little emergent vegetation.

Much of Felland Copse appears on the Ancient Woodland Inventory and 15 Ancient Woodland Indicator species were recorded. The woodland has a canopy of Pedunculate Oak, Ash and Silver Birch with some Hornbeam. The understorey is principally Hazel, some of which has been coppiced. The ground flora includes abundant Bluebell and Bracken with Dog's Mercury.

Target Notes (TNs) *To be read in conjunction with Figure 1*

Throughout the descriptions, plants are referred to by their English names. For reference the full species list at the end of the report offers both English and Latin names.

New Pond Farm

1. This area is species poor tussocky grassland dominated by False Oat-grass with Cocks'foot, Yorkshire Fog and Rough Meadow-grass. Scrambling among the grasses are Field Bindweed, Hedge Bindweed and Meadow Vetchling. Creeping Buttercup, Creeping Thistle, Common Fleabane and Common Knapweed are some of the other species present. East of the hedge (TN4) the grassland had been mown and appeared less species rich, being composed mainly of Perennial Rye-grass, Ribwort Plantain, Red and White Clovers and Dandelion though Field Scabious, Meadow Buttercup and Tufted Vetch are also present. Within the grassland there are areas of scrub comprising Hawthorn or Blackthorn. Young Oaks are also present within the grassland. Common Nettle and Hogweed are locally frequent.
2. A line of White Willows are growing along the western boundary. Beneath these there is Hawthorn scrub over Common Nettle, Bramble and Ground Ivy.
3. Along this section of Earlswood Brook Common Nettle and Bramble are dominant with False Oat-grass and Hogweed. The stream itself is shaded due to being lined with mature trees including Ash, Pedunculate Oak, Field Maple and Goat Willow. Hawthorn and Blackthorn scrub are frequent along the south side of the stream

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4. An intact mixed hedgerow recently planted at the time of the last survey, comprises Hawthorn, Hazel and Blackthorn.
5. The margins of the brook through here are more open, trees being scattered. The channel itself is choked with terrestrial vegetation, particularly Common Nettle. Emergent vegetation is rare and includes Reed Canary-grass, Pendulous Sedge, Common Reedmace, Great Willowherb, and Wild Angelica.
6. The grassland south of Earlswood Brook has been cut. Sweet Vernal grass occurs here along with Common Sorrel, Hedge Bedstraw, Red Bartsia, Agrimony, Common Fleabane and Creeping Buttercup. Bramble is frequent around the margins.
7. This area of grassland has also been mown. Grasses here are Sweet Vernal-grass, Yorkshire Fog, Perennial Rye, Rough Meadow-grass and Cock's foot. Smooth Tare, Silverweed, Common Mouse-ear, Bird's-foot-trefoil, Selfheal and Tormentil are among the dicotyledons present.
8. **Felland Copse** This is semi-natural broad-leaved woodland with a canopy of Pedunculate Oak and Silver Birch, many of which are multi-stemmed. The understorey is comprised of overstood old Hazel coppice with Hawthorn. Bracken and Bramble are common in the field layer with Enchanter's Nightshade, Honeysuckle, Broad Buckler-fern, Holly seedlings and Wood Sage. Bluebell is present and probably quite abundant in Spring before the development of Bracken fronds.
9. The Hazel in this area, which had been recently coppiced at the time of the previous survey, is now some 12-15 feet high with lush foliage. Being closely planted the Hazel now forms a closed canopy, over-topped with occasional Pedunculate Oak standards. Little light penetrates to the ground beneath, which is largely bare. The area includes thickets of young Silver Birch.
10. Ash and Oak form the open canopy here. Hazel is frequent with Field Maple, Hawthorn and Elder also present, but the understorey is generally more open than the previous area. The ground flora is correspondingly more varied, particularly to the south, with frequent Bluebell and Dog's Mercury; also present are Wood False-brome, Wood Melick, Honeysuckle, Wood Sedge, Bramble and Violet. Wood Anemone (not visible by August) has also been recorded here. Wood banks run north-south and east-west through this area. At the southern boundary bank there are quite large Field Maple and Ash stools.
11. Area 11 grades into TN12, which is characterised by old Ash coppice and occasional Hornbeam stools. Silver Birch is also present and large Oaks stand along the eastern boundary bank. Hawthorns here are often large and the shrub layer, which includes Hazel and Elder, is more dense.
12. This area has a canopy of Ash with fairly frequent Pedunculate Oak. There is an increase in frequency of Hawthorn, which is large. Hazel and Elder still occur. Bramble is frequent in the field layer with regenerating Ash; Enchanter's Nightshade and Dog's Mercury are present but the ground is often bare beneath the Hawthorn. A small pond was dry at the time of the survey. Here Yellow Iris, Soft Rush, Floating Sweet-grass, Wavy Bittercress and Common Male Fern are present.

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13. Earlswood Brook flows along the woodland boundary. Oak, Aspen and Silver Birch are frequent in the canopy together with Ash, coppice in the past. The understorey comprises overstood Hazel coppice along with Hawthorn, suckering Elm and young Ash. Bracken and Bramble are frequent in a fairly species rich field layer which includes Bluebell, Wood Speedwell, Bugle, Wood Sedge, Ground Ivy, Broad Buckler Fern and Common Figwort.
14. The centre of the wood is open and dominated by Bracken with sparse Bluebell beneath and scattered Silver Birch.

NVC Communities Present

A full NVC survey was not carried out, however the site visit suggests that the woodland can be classified as W8 *Fraxinus – Acer campestre – Mercurialis perennis* and W10 *Quercus robur – Pteridium aquilinum - Rubus fruticosus* woodland. The open area within the woodland falls within W25 *Pteridium aquilinum – Rubus fruticosus* underscrub and there are areas W21 *Crataegus monogyna – Hedera helix* scrub. The grassland most closely resembles MG1e *Arrhenatherum elatius* grassland; *Centaurea nigra* sub-community.

Nature Conservation Interest/ SNCI criteria

The site was selected in 1994 for areas of species rich wet grassland and Ancient semi natural woodland as well as on the recommendation of SARG for overwintering Common frog, toad and newt and as being exceptional for Grass snake (more up to-date information was not available from SARG). It was also recommended by Butterfly Conservation as having strong populations of many common butterfly species.

The site appears to have undergone little change since the previous survey other than the stream channel which is more overgrown with vegetation. No further coppicing has taken place in the woodland.

Most of Felland Copse appears on the Ancient Woodland Inventory, except an area in the north east of the site. The woodland supports at least fifteen ancient woodland indicator species. The grassland currently supports six species typical of grassland of conservation interest in Surrey. There is potential to improve the biodiversity of the grassland with appropriate management. A total of 126 was recorded during the current survey.

Protected Species Potential

The woodland appears suitable for Dormice and may be worth a survey.

Recommended Management

Biodiversity of the grassland might be increased by managing these areas as hay meadows. When the grassland is mown, cuttings should be removed to prevent nutrient enrichment. Ideally the grassland should be grazed. Earlswood Brook would benefit from pollarding overhanging willows and other shrubs and from clearing terrestrial vegetation which is currently choking the channel, in order to encourage aquatic species.

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Species List

Abundance uses the DAFOR system;

(Locally) **D**ominant, **A**bundant, **F**requent, **O**ccasional, **R**are

[Please note that plants ranked as 'rare' means that they were not found often over this site and does not necessarily indicate that they are a County rarity]:

Scientific name	Common name	Abundance
<i>Acer campestre</i>	Field Maple	rare
<i>Acer pseudoplatanus</i>	Sycamore	rare
<i>Achillea millefolium</i>	Yarrow	occasional
<i>Agrimonia eupatoria</i>	Agrimony	rare
<i>Agrostis capillaris</i>	Common Bent	occasional
<i>Ajuga reptans</i>	Bugle	rare
<i>Alnus glutinosa</i>	Alder	rare
<i>Alopecurus pratensis</i>	Meadow Foxtail	occasional
<i>Angelica sylvestris</i>	Wild Angelica	rare
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	locally frequent
<i>Arctium lappa</i>	Greater Burdock	rare
<i>Arrhenatherum elatius</i>	False Oat-Grass	abundant
<i>Arum maculatum</i>	Lords-and-Ladies	rare
<i>Betula pendula</i>	Silver Birch	locally frequent
<i>Brachypodium sylvaticum</i>	False-brome	occasional
<i>Callitriche</i> sp.	a water-starwort	rare
<i>Calystegia sepium</i>	Hedge Bindweed	rare
<i>Cardamine flexuosa</i>	Wavy Bitter-cress	rare
<i>Cardamine hirsuta</i>	Hairy Bitter-cress	rare
<i>Carex pendula</i>	Pendulous Sedge	rare
<i>Carex remota</i>	Remote Sedge	rare
<i>Carex sylvatica</i>	Wood-sedge	rare
<i>Carpinus betulus</i>	Hornbeam	rare
<i>Centaurea nigra</i>	Common Knapweed	occasional
<i>Cerastium fontanum</i>	Common Mouse-ear	occasional
<i>Circaea lutetiana</i>	Enchanter's-nightshade	occasional
<i>Cirsium arvense</i>	Creeping Thistle	occasional
<i>Cirsium palustre</i>	Marsh Thistle	rare
<i>Cirsium vulgare</i>	Spear Thistle	rare
<i>Convolvulus arvensis</i>	Field Bindweed	rare
<i>Corylus avellana</i>	Hazel	locally frequent
<i>Crataegus monogyna</i>	Hawthorn	locally frequent
<i>Crataegus x media</i>	C. monogyna x laevigata	rare
<i>Dactylis glomerata</i>	Cock's-foot	locally frequent
<i>Dipsacus fullonum</i>	Wild Teasel	rare
<i>Dryopteris dilatata</i>	Broad Buckler-fern	rare
<i>Dryopteris filix-mas</i>	Common Male Fern	rare
<i>Epilobium hirsutum</i>	Great Willowherb	locally frequent
<i>Equisetum arvense</i>	Field Horsetail	rare
<i>Euonymus europaeus</i>	Spindle	rare

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<i>Fagus sylvatica</i>	Beech	occasional
<i>Festuca gigantea</i>	Giant Fescue	rare
<i>Festuca pratensis</i>	Meadow Fescue	occasional
<i>Festuca rubra</i> agg.	Red Fescue	locally frequent
<i>Filago vulgaris</i>	Common Cudweed	rare
<i>Filipendula ulmaria</i>	Meadowsweet	rare
<i>Fraxinus excelsior</i>	Ash	frequent
<i>Galium aparine</i>	Cleavers	occasional
<i>Galium mollugo</i>	Hedge Bedstraw	occasional
<i>Geranium dissectum</i>	Cut-leaved Crane's-bill	occasional
<i>Geranium molle</i>	Dove's-foot Crane's-bill	rare
<i>Geranium robertianum</i>	Herb Robert	occasional
<i>Geum urbanum</i>	Wood Avens	occasional
<i>Glechoma hederacea</i>	Ground-ivy	occasional
<i>Glyceria fluitans</i>	Floating Sweet-grass	rare
<i>Heracleum sphondylium</i>	Hogweed	occasional
<i>Holcus lanatus</i>	Yorkshire-fog	locally frequent
<i>Hyacinthoides non-scripta</i>	Bluebell	abundant
<i>Hypericum hirsutum</i>	Hairy St. John'-wort	rare
<i>Hypochaeris radicata</i>	Cat's-ear	occasional
<i>Ilex aquifolium</i>	Holly	occasional
<i>Iris pseudacorus</i>	Yellow Iris	rare
<i>Juncus effusus</i>	Soft-rush	rare
<i>Lamium album</i>	White Dead-nettle	rare
<i>Lapsana communis</i>	Nipplewort	rare
<i>Lathyrus nissolia</i>	Grass Vetchling	rare
<i>Lathyrus pratensis</i>	Meadow Vetchling	occasional
<i>Leontodon autumnalis</i>	Autumn Hawkbit	rare
<i>Lolium perenne</i>	Perennial Rye-grass	locally frequent
<i>Lonicera periclymenum</i>	Honeysuckle	occasional
<i>Lotus corniculatus</i>	Common Bird's-foot-trefoil	occasional
<i>Lysimachia nemorum</i>	Yellow Pimpernel	rare
<i>Melica uniflora</i>	Wood Melick	occasional
<i>Mercurialis perennis</i>	Dog's Mercury	locally frequent
<i>Odontites vernus</i>	Red Bartsia	rare
<i>Oenanthe crocata</i>	Hemlock Water-dropwort	rare
<i>Phalaris arundinacea</i>	Reed Canary-grass	rare
<i>Phleum pratense</i>	Timothy	rare
<i>Plantago lanceolata</i>	Ribwort Plantain	frequent
<i>Plantago major</i>	Greater Plantain	occasional
<i>Poa trivialis</i>	Rough Meadow-grass	occasional
<i>Polygonum aviculare</i>	Knotgrass	rare
<i>Populus tremula</i>	Aspen	rare
<i>Potentilla anserina</i>	Silverweed	rare
<i>Potentilla erecta</i>	Tormentil	rare
<i>Potentilla reptans</i>	Creeping Cinquefoil	frequent
<i>Prunella vulgaris</i>	Selfheal	occasional
<i>Prunus avium</i>	Wild Cherry	occasional
<i>Prunus spinosa</i>	Blackthorn	locally frequent
<i>Pteridium aquilinum</i>	Bracken	locally frequent
<i>Pulicaria dysenterica</i>	Common Fleabane	occasional

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<i>Quercus robur</i>	Pedunculate Oak	frequent
<i>Ranunculus acris</i>	Meadow Buttercup	occasional
<i>Ranunculus repens</i>	Creeping Buttercup	frequent
<i>Ribes rubrum</i>	Red Currant	rare
<i>Rosa canina</i>	Dog Rose	occasional
<i>Rubus fruticosus</i> agg.	Bramble	frequent
<i>Rumex acetosa</i>	Common Sorrel	occasional
<i>Rumex sanguineus</i>	Wood Dock	rare
<i>Salix alba</i>	White Willow	rare
<i>Salix caprea</i>	Goat Willow	rare
<i>Salix cinerea</i> subsp. <i>oleifolia</i>	Rusty Willow	rare
<i>Salix fragilis</i>	Crack-willow	rare
<i>Sambucus nigra</i>	Elder	occasional
<i>Scrophularia nodosa</i>	Common Figwort	rare
<i>Senecio jacobaea</i>	Common Ragwort	occasional
<i>Solanum dulcamara</i>	Bittersweet	rare
<i>Stachys sylvatica</i>	Hedge Woundwort	occasional
<i>Stellaria holostea</i>	Greater Stitchwort	rare
<i>Taraxacum</i> agg.	Dandelion	occasional
<i>Teucrium scorodonia</i>	Wood Sage	rare
<i>Trifolium pratense</i>	Red Clover	occasional
<i>Trifolium repens</i>	White Clover	occasional
<i>Typha latifolia</i>	Bulrush	rare
<i>Ulmus procera</i>	English Elm	rare
<i>Urtica dioica</i>	Common Nettle	locally frequent
<i>Veronica chamaedrys</i>	Germander Speedwell	occasional
<i>Veronica montana</i>	Wood Speedwell	rare
<i>Veronica serpyllifolia</i>	Thyme-leaved Speedwell	rare
<i>Viburnum opulus</i>	Guelder-rose	rare
<i>Vicia cracca</i>	Tufted Vetch	occasional
<i>Vicia hirsuta</i>	Hairy Tare	occasional
<i>Vicia sepium</i>	Bush Vetch	rare
<i>Vicia tetrasperma</i>	Smooth Tare	rare
<i>Viola riviniana/reichenbachiana</i>	Violet	occasional

Number of records: 126

Number of ancient woodland indicator species (AWIs):