



Guildford Borough

Sites of Nature Conservation Importance  
Surveys

2004 –2007



## Sites of Nature Conservation Importance

### 1. Introduction

1.1 Statutory wildlife and habitat designations such as Sites of Special Scientific Interest (SSSI) and Special Protection Areas (SPA) offer legal protection to extensive areas of habitat and wildlife interest and importance. However, it is widely recognised that this designation system leaves out many sites which, although not of national or international importance, are nevertheless of significant value locally for the conservation of wildlife and geological features.

1.2 Such locally important wildlife sites are threatened by development, agricultural practices and neglect and their identification and designation as non-statutory Sites of Nature Conservation Importance (SNCI) helps to protect them.

1.3 In April 2000 the then Department of the Environment, Transport and the Regions (DETR) defined the overall objective of a local sites system as follows:

*“The series of non-statutory local sites seeks to ensure, in the public interest, the conservation, maintenance and enhancement of species, habitats, geological and geomorphological features of substantive nature conservation value. Local site systems should select all areas of substantive value including both the most important and the most distinctive species, habitats, geological and geomorphological features within a national, regional and local context. Sites within the series may also have an important role in contributing to the public enjoyment of nature conservation”.*

1.4 The role of local sites as set out in a DEFRA publication, Local Sites: Guidance on their identification, selection and management, is:

- To provide a comprehensive rather than a representative suite of sites;
- To provide wildlife refuges for most of the UK’s fauna and flora and through their connecting and buffering qualities, they complement other site networks;
- To have a significant role to play in meeting overall national biodiversity targets;
- To represent local character distinctiveness;
- To contribute to the quality of life and the well being of the community, with many sites providing the opportunities for research and education.

1.5 The purpose of this report is to set out the latest position, to supplement the Guildford Development Framework evidence base.

### 2. Existing SNCI in Guildford Borough

2.1 Sites of Nature Conservation Importance in Guildford Borough are sites identified on account of their flora and fauna, which are of county or regional wildlife value. The selection of SNCI in Guildford Borough is made by a panel of professional ecologists from the Surrey Nature Conservation Liaison Group (SNCLG) which include representatives from Surrey County Council, Natural England, Surrey Wildlife Trust, Farming and Wildlife Group, Environment

Agency and Royal Society for the Protection of Birds (RSPB). Other local organisations represented on the panel include Surrey Bird Club, Surrey Botanical Society, Surrey Amphibian and Reptile Group and Surrey Bat Group. A representative from the relevant local authority also usually attends the meetings.

- 2.2 The Guildford SNCI project began in February 1994 and ran to 1996. 4236 ha of land were surveyed and 144 sites were recommended for selection. The sites were recommended by SNCLG on the basis of agreed scientific criteria including rarity of species, biodiversity, size and position of sites, in consultation with the Borough Council. The original survey work was carried out by ecologists employed by the Surrey Wildlife Trust and was funded jointly by Guildford Borough Council and Surrey County Council. The 144 recommended sites were combined into 83 sites of varying size, which were identified and designated on the Local Plan proposals map and protected by Policy NE3. "Local and non-statutory sites", as set out in Appendix 1 of this document. Policy NE3 was saved in September 2007 indefinitely or until replaced by an equivalent new policy in a GDF document. A full list of existing SNCI is set out in Appendix 4 of the Guildford Borough Local Plan (2003).

### **3. SNCI Resurveys**

- 3.1 In 2004 the Surrey Wildlife Trust (SWT) agreed with the Borough Council that ten years on from the start of the original surveys, it would be desirable to begin a new programme of surveys in order to i) reassess the wildlife value of existing SNCIs, ii) check the appropriateness of site boundaries, iii) survey areas previously considered of marginal value but which may now be of sufficient wildlife value to warrant SNCI designation, and iv) survey sites which have not been surveyed in the past.
- 3.2 The criteria used for the resurvey are contained in Appendix 2.
- 3.3 It was agreed that priority would be given to parts of the borough considered to be under most threat by development pressures. Accordingly a programme was agreed which included:
- i) an area to the north east of Guildford, and
  - ii) an area to the northwest of Guildford, both of which had been considered through the Surrey Structure Plan 2004 process as having potential for urban growth;
  - iii) land within the Countryside Beyond the Green Belt, adjacent to the urban area boundary in Ash and Tongham;
  - iv) the area around the disused Wisley airfield; and
  - v) the area around BTRE Vokes, Normandy.
- 3.4 All of the above surveys have now been completed.

### **4. Completed resurveys**

- 4.1 As a result of the resurveys, a number of revisions to SNCI designations including deletions, additions and boundary changes have been made. These are shown in maps 1 – 8.
- 4.2 A summary of the key recommendations arising from the first three years of the programme and the proposed changes agreed by the SNCLG between 2004 and 2007 are set out in a table in Appendix 3 and are referred to in the

Site Allocations Issues and Options consultation (November 2007 – January 2008). Changes in relation to the 2007 survey in the Normandy area have yet to be agreed by the SNCLG.

## **5. Resurveys and relationship with the Guildford Development Framework (GDF)**

- 5.1 The changes to SNCIs including boundary changes to existing SNCI, deleted SNCI and new SNCI, will in the longer term, be fed into and be formally adopted through the GDF process by way of the Site Allocations DPD and identified on the GDF Proposals Map(s).
- 5.2 Until these revisions have been subject to consultation and are shown in an adopted development plan, the studies remain the expert recommendations of the Surrey Nature Conservation Liaison Group. The advice of the Council's Legal Service officers is that Local Plan Policy NE3 should be given a common sense approach, whereby SNCI site alterations are automatically taken on board until such time as the Proposals Map is amended. In the interim period, the recommended alterations have been mapped on the Council's GIS with a note that "this data is a proposed revision to the SNCI boundaries shown in the GBC Local Plan 2003." For the purposes of Development Control, therefore, the updated information can be regarded as a material consideration when assessing planning applications
- 5.3 The resurveys represent a valuable contribution to the 'evidence base' underpinning the GDF and wider work of Guildford Borough Council (GBC). Certain information relating to existence of rare species will however remain confidential to ensure their protection.

## **6. Implications of SNCI designation**

- 6.1 SNCI designation is a non-statutory designation and carries no legal obligations. The selection of sites as SNCIs enables easy recognition of the valuable habitats and species they support. This provides opportunities to encourage management sympathetic to wildlife, such as by the provision of grants, as well as allowing the most important areas for wildlife to be considered during the planning process. The key benefits are:

### **6.2 Protection from inappropriate development**

The original SNCI were identified on the Local Plan proposals map together with a policy (Policy NE3), which seeks to protect them from development, which would damage their nature conservation value.

When a planning proposal is submitted which falls in or close to an SNCI, Development Control Officers can consult the Surrey Wildlife Trust (SWT) on the likely impact of the development and having recent survey information to hand speeds up this consultation process.

The up to date information on the Borough's SNCI sites has already been utilised and will be of increasing assistance in developing GDF documents such as the Site Allocations and Core Strategy DPDs and in helping the Council to make robust representations to the development of higher level plans (such as the Surrey Waste and Minerals Development Frameworks).

6.3 Influencing site management

As important as protection from inappropriate development is, there is also a need to encourage sympathetic management of wildlife areas. Survey notes on SNCIs contain recommendations on how the site can be managed for wildlife and information is available about grants, which can be applied to suitable management initiatives.

6.4 Understanding the Borough's habitat biodiversity

The Guildford SNCI programme of phased resurveys has greatly expanded general understanding of the borough's diverse habitats, providing valuable information contributing to the 'evidence base' underpinning the GDF and wider GBC work.

**7. Future programme**

7.1 In June 2005 the SWT advised a rolling programme for future surveys prioritising sites as follows:

- Sites highlighted for survey in 1995 but not surveyed due to ownership problems (62 sites);
- New sites that have been suggested by SWT as possible SNCI (7 sites);
- Sites identified by SWT from aerial photographs as having changed over the last 10 years (9 sites);
- Sites supporting specific rare species (19 sites);
- Sites supporting the most vulnerable habitats to change (grassland first followed by heath land);
- Woodland (woodlands generally do not require resurveying more frequently than every 10 years).

7.2 A prioritised programme of future reviews is being agreed between SWT and GBC. Early consideration will be given to:

- i) sites identified by experts and local people as likely to support vulnerable or rare species,
- ii) sites around the remaining parts of the Urban Areas, potentially subject to development and/or recreational pressure,
- iii) habitat types vulnerable to change. e.g. grasslands,
- iv) SNCIs located within or adjacent to sites being proposed through the emerging Waste and Minerals Development Frameworks and
- v) sites known to the Borough Council through the Site Allocations Development Plan Document (DPD) early engagement and Housing Land Availability Assessment research.

Appendices

Appendix 1: Guildford Borough Local Plan 2003 - Policy NE3 Local and non-statutory sites

Appendix 2: SNCI criteria

Appendix 3: Table containing details of proposed changes agreed by SNCLG 2004  
– 2007 and SNCI Resurvey Recommendations (2004-2006)

Maps

Elm Corner Woods (new SNCI)  
Ash Green Meadows (boundary change - part of SNCI deleted)  
Wisley Airfield (boundary change – extension to SNCI)  
Meadow north of Broadoak Bridge (new SNVCI)  
Merrow Lane Woodland (new SNCI)  
Fritty's Wood, (new SNCI)  
Hunts Copse (new SNCI)  
Jacobs Well Village Ponds (new SNCI)

## Appendix 1

### Guildford Borough Local Plan 2003 - Policy NE3 Local and non-statutory sites

**Appendix 1: Policy NE3 Local and non-statutory sites, Guildford  
Borough Local Plan 2003**

“Planning permission will not be granted for proposals which are likely to materially harm the Nature Conservation Interest, directly or indirectly, of local or non-statutory sites, including Local Nature Reserves (LNR), Sites of Nature Conservation Importance (SNCI), and Regionally Important Geological/Geomorphological Sites (RIGS) as identified on the Proposals Map, unless clear justification is provided that the reasons for the development outweigh the value of the site in its local or regional context.”



## Appendix 2

### SNCI Criteria

**SITES OF NATURE CONSERVATION IMPORTANCE (SNCI)**  
**IN SURREY**

Sites of Nature Conservation Importance (SNCIs) are sites identified on account of their flora and fauna, which are of county or regional wildlife value.

SNCIs will be selected from a County-wide data-base of ecological survey information.

The criteria used are those recommended in Nature Conservation in District Local Plans by the Nature Conservancy Council and Countryside Commission which are based on those defined in Radcliffe (1977) A Nature Conservation Review. Further guidance is given in Natural Assets (1993) and The Wildlife Sites Handbook (1994).

The selection of SNCIs will be made by a panel of professional ecologists from the Surrey Nature Conservation Liaison Group, which includes representatives from Surrey County Council, Woking Borough Council, English Nature, Surrey Wildlife Trust, Farming and Wildlife Advisory Group, Environment Agency and Royal Society for the Protection of Birds. The SNCIs will be selected on scientific criteria in consultation with the relevant District or Borough Council and will be shown on Proposals Maps of Local Plans, and Ecological Site Alert Maps, together with a policy to protect them from development which could destroy or adversely affect their nature conservation value.

The designation of SNCIs in no way diminishes the importance of other areas of semi-natural habitat in Surrey, and it is recognised that all semi-natural habitat is important for wildlife and potential education value. The assessment and designation of SNCIs is a continual process and new sites will be identified as scientific knowledge of individual sites and of the total resource increases.

## **Sites of Nature Conservation Importance**

### **(SNCI) Criteria**

Sites containing the following would be considered to be of county importance and may qualify as SNCIs.

#### **Rarity**

- Sites containing over 0.5ha of a scarce habitat, community type and variants, e.g. MG5c grassland.
- Sites containing internationally rare, nationally rare, nationally scarce species would automatically be selected as SNCIs. Sites selected on the basis of county rarities, using definitions such as provided by Surrey Flora Committee, are likely to qualify.

#### **Diversity**

- Sites containing three or more semi-natural habitats over 2ha. This should be used in conjunction with other criteria and should take into account mosaic and ecotones.
- Sites including large number of locally native species. (Certain habitats are typically species poor, e.g. acid grassland.)

#### **Naturalness**

- Sites which have not suffered undue adverse interference.
- Artificial habitats may be selected if they qualify under other criteria.

#### **Site Size**

- Sites may be selected using size and variety together. A minimum size may be appropriate, e.g. 0.5ha. It is simplistic to assume that the large sites are always more valuable, but large sites are likely to qualify in conjunction with other criteria.

#### **Typicalness**

- It is important to include representative examples of typical and more commonplace habitats, e.g. ancient woodland while common in The Weald is rare nationally.

#### **Position of Ecological Unit**

- Sites linked to other sites through green corridors or mosaics. Sites should include communities typical of Surrey habitat types.
- Sites may be linked to other sites when;
  - (i) there are no well defined boundaries between sites
  - (ii) the adjoining sites form an ecological unit

- (iii) where the sites form a management unit

### **Potential Value**

- Many sites have potential value. Sites should be included if they have the potential to be of significant value, e.g. by reintroducing management or if an unsympathetic land use is changed, e.g. cessation of quarry activities. Sites with potential should be improved in a realistic time scale, e.g. 5 years.

### **Fragility**

- Sites may require protection if susceptible to damage.

### **Educational Value**

- Should be used to supplement other criteria on wildlife value and some quantitative assessment made e.g. used by 1 school per week.

### **Replacability**

- Certain habitats cannot be replaced once they have been destroyed. The emphasis on site selection should be to protect these sites in preference to those which can be readily replaced.

### **Recorded History**

- Many sites have a long history of ecological recording. This is particularly important for sites used for education and research and also those whose current state is supported by ecological records.

### **Significant Habitats for SSCI Selection in Surrey**

#### **Woodland**

- Ancient semi-natural woodland. All sites over 5ha would automatically qualify as SNCIs.
- Other ancient woodland where there is a significant element of the original semi-natural woodland surviving.
- Other semi-natural woodland if;
  - (i) they support an assemblage of species of restricted distribution in the county,
  - (ii) they comprise important community types of restricted distribution in the county such as yew woods on the chalk, e.g. W13.
  - (iii) they support one or more notable species.
- Wood pasture and wooded commons, not included in any of the above, which are of considerable biological and historical interest.

### **Neutral/acid/calcareous/Grassland**

- Agriculturally unimproved grasslands which support a characteristic flora and fauna.
- Semi-improved grasslands which retain a significant element of unimproved grassland.
- Grasslands which support a significant population or populations of one or more species.
- Grasslands which have become impoverished through lack of management but which retain sufficient elements of relict unimproved grassland to enable recovery.

### **Heathland**

- Areas of heathland vegetation; including matrices of dwarf shrub, bare ground, grassland, valley mires and scrub.
- All areas containing over 2ha of heathland would automatically qualify as SNCIs.
- Areas of heathland which are heavily afforested or have succeeded to mature woodland if;
  - (i) they retain sufficient remnants of heathland vegetation which would enable their recovery.
  - (ii) they are contiguous with, or form an integral part of an open area of heathland.
  - (iii) they support one or more internationally rare, nationally rare, nationally scarce and county rarities.

### **Wetland Habitats**

- Areas of standing freshwater of over 0.5 ha (e.g. lakes, ponds, canals) which support a rich assemblage of floating/submerged/emergent plant species, invertebrates, birds or amphibians, or one or more notable species.
- Rivers and streams where;
  - (i) which fall within the top 10% BMWP (Biological Monitoring Working Party) scores
  - (ii) sites are classified as being either critical or important within strategic River Corridor Surveys
  - (iii) reaches contain Red Data Book species.
- Fens, flushes, seepages, springs, inundation grasslands etc. that support a flora and fauna characteristic of unimproved and waterlogged (seasonal or permanent) conditions.

**Other Significant Habitats**

- Sites containing habitats and species listed in the Habitats Directive (92/43/EEC) will automatically become SNCIs, if they are not to be covered by other designations.

**Geology and Geomorphology**

- Sites which have been designated as Regionally Important
- Geological/Geomorphological Sites (RIGS) will be regarded as the geological equivalent of SNCIs.

**July 1997**

## Appendix 3

Details of proposed changes agreed by SNCLG 2004 –2007 and  
SNCI Survey recommendations (2004-2006)

**Guildford SNCI Review 2004 – 2007**

**Proposed Changes Agrees By Surrey Nature Conservation Liaison Group 2004-2007  
(Note: Confidential information relating to individual species is excluded from the table)**

Site Name	Rec. No.	Gld LP No.	Central Grid Ref.	Area of SNCI (ha)	Date of original selection	Additional information	Date of (re-) selection	Changes since original selection	Site Description / Reason for selection	Rationale for site boundary	Relevant UK & Surrey BAPs
Marrow Lane Woodland	13119/2	G413	TQ 022 521	8.1	N/A	28 <sup>th</sup> July 2004 – SWT survey	Selected at meeting of SNCLG Feb 2005	Selected as new SNCI	Broad-leaved woodland with 21 Woodland Indicator species. Good quality ancient woodland in the south, with decent semi-natural mature secondary woodland further north with ancient woodland indicators. The value of the northern section is strengthened by its position adjacent to the southern section which extends the ecological unit. Few exotic and invasive species are present. The woodland is important in its position on the urban fringe and is of community interest.	The entire woodland was included as part of the boundary as it all forms part of a single ecological unit	Surrey Woodland HAP



Appendix 3 Details of proposed changes agreed by SNCLG 2004 –2007 and SNCI Survey recommendations (2004-2006)

Site Name	Rec. No.	Gld LP No.	Central Grid Ref.	Area of SNCI (ha)	Date of original selection	Additional information	Date of (re-) selection	Changes since original selection	Site Description / Reason for selection	Rationale for site boundary	Relevant UK & Surrey BAPs
Jacobs Well Village Ponds	15042	G416	SU 997 527	0.9	N/A	14 <sup>th</sup> April 2004 – Surrey Amphibian & Reptile Group survey	Selected at meeting of SNCLG Feb 2005	Selected as new SNCI	Two medium-sized ponds, 200m apart on a large green. The site also includes a drain, scrub and rank grassland. The site is selected for supporting 'good' populations of all three species of native newt. The ponds also have a good water beetle assemblage.	The surrounding terrestrial habitat is included. This includes the scrub and rank grassland surrounding the ponds and a drain running along the southern boundary of the site as these areas are likely to be important for the survival of the newt populations. The green itself is not included as this is unlikely to be used by newts.	UK Great Crested Newt SAP
Wisley Airfield	15043	G333	TQ 076 576	117.9	27.9ha selected at meeting of SNCLG 31 <sup>st</sup> October 1996	Survey results 2002 – 2004 - Surrey Amphibian & Reptile Group  July 2006 – SWT survey	Boundary extended at meeting of SNCLG Feb 2005  Boundary amended for a second time at meeting of SNCLG March 2007	Boundary extended following advice and survey information from Surrey Amphibian & Reptile Group. Following the site visit by Claire Gibbs, the boundary as recommended by Surrey Amphibian and Reptile Group (SARG) was found to need some slight adjustment according to what was present on the ground.	A disused airfield with derelict tarmac runway, arable fields, semi-improved grassland & hedgerows. This site is selected for its importance for reptiles, plants and birds. 9 notable Surrey plant species have been recorded on the site. In addition 3 RSPB red list bird species and 7 RSPB amber list bird species have been recorded on the site. The site has an exceptional or good population of a number of reptiles and amphibians.	The site boundary was decided based on recommendation from the Surrey Amphibian and Reptile Group. This was amended following a site visit in 2006 to follow obvious boundaries on the ground.	Surrey Lowland Unimproved Neutral & Dry Acid Grassland HAP

Appendix 3 Details of proposed changes agreed by SNCLG 2004 –2007 and SNCI Survey recommendations (2004-2006)

Site Name	Rec. No.	Gld LP No.	Central Grid Ref.	Area of SNCI (ha)	Date of original selection	Additional information	Date of (re-) selection	Changes since original selection	Site Description / Reason for selection	Rationale for site boundary	Relevant UK & Surrey BAPs
Fritty's Wood, Burpham	13119/1	G414	TQ 034 528	77.3	N/A	26 <sup>th</sup> & 27 <sup>th</sup> July 2004– SWT survey	Selected at meeting of SNCLG Feb 2005	Selected as new SNCI	This site is mostly plantation with some broad leaved woodland. 142 plant species were recorded in the recent survey including 19 Ancient Woodland Indicator species. 22ha is shown as ancient re-planted woodland on the Surrey Ancient Woodland inventory. The site is selected for being a large block of woodland with ancient woodland remnants including 19 ancient woodland indicators. It was selected particularly for the species rich ditches and rides although the entire area was included for its potential to recover should forestry operations cease on the site.	The entire woodland was included as part of the boundary as it all forms part of a single ecological unit	Surrey Woodland HAP
Meadow of North Broadoak Bridge	15016	G415	TQ 021 534	13.0 – total (11.7 ha Gld & 1.3ha Wok)	N/A	2nd & 3 <sup>rd</sup> July 2003– SWT survey	Selected in Woking SNCLG, 13 Feb 2004 & passed by SNCLG Feb 2005 for Guildford	Selected as new SNCI	Wet grassland and swamp vegetation. Selected for seasonally flooded, unimproved wet grassland with significant quantities of Meadow Barley.	The boundary includes the land between the River Wey and the Navigation. It includes strips of woodland along the south & west boundaries as these form part of the same ecological unit.	Surrey Flood-plain Grazing Marsh HAP

Appendix 3 Details of proposed changes agreed by SNCLG 2004 –2007 and SNCI Survey recommendations (2004-2006)

Site Name	Rec. No.	Gld LP No.	Central Grid Ref.	Area of SNCI (ha)	Date of original selection	Additional information	Date of (re-) selection	Changes since original selection	Site Description / Reason for selection	Rationale for site boundary	Relevant UK & Surrey BAPs
Ash Green Meadows SNCI	968 970/1 967	G52	SU 892 495	7.71	22.5ha selected at meeting of SNCLG 31 <sup>st</sup> October 1996	11 <sup>th</sup> & 15 <sup>th</sup> Aug 2005 – SWT survey	Boundary amended following written consultation with SNCLG March 2006 and confirmed at meeting of SNCLG March 2007	The survey found that part of the SNCI had been ploughed and planted with crops. This part has been de-selected as the SNCLG agreed that it was unlikely to recover its original value. Northern section (0.95ha) remains as SNCI for its semi-improved wet grassland and its potential value as a community resource. Also the area south of the dismantled railway remains as SNCI.	A mosaic of seasonally water-logged semi-improved mesotrophic grassland, scrub and secondary woodland. Selected for semi-improved neutral grassland, species rich in places with three unimproved grassland indicators including one rare in Surrey (Meadow Barley, Sneezewort and Pepper Saxifrage).	The ploughed section has now been removed from the boundary. Otherwise remains as selected in 1996	Surrey Lowland Unimproved Neutral & Dry Acid Grassland HAP
Elm Corner Woods	4124		TQ 068 579	10.2	N/A	24 <sup>th</sup> April 2006 – SWT survey	Selected at meeting of SNCLG March 2007	Selected as new SNCI	This is an area of mixed woodland with species rich wetter areas associated with the drains. The site is selected due to its position within the ecological unit; it is contiguous with Ockam & Wisley Common SSSI & Wisley Airfield SNCI. The site acts as a continuation of habitat and will act as a buffer to the SSSI. There is a good potential for enhancement on this site as it is managed by Surrey Wildlife Trust Countryside Services.	The boundary includes all of the woodland up to the SSSI to the east.	Surrey Woodland HAP

Appendix 3 Details of proposed changes agreed by SNCLG 2004 –2007 and SNCI Survey recommendations (2004-2006)

Site Name	Rec. No.	Gld LP No.	Central Grid Ref.	Area of SNCI (ha)	Date of original selection	Additional information	Date of (re-) selection	Changes since original selection	Site Description / Reason for selection	Rationale for site boundary	Relevant UK & Surrey BAPs
Hunts Copse	15052		TQ 080 580	5.2ha	N/A	5 <sup>th</sup> & 12 <sup>th</sup> May 2006 – SWT survey	Selected at meeting of SNCLG March 2007	Selected as new SNCI	Broadleaved woodland managed as coppice with standards in the south. Wild Service Tree, an indicator of old woodlands was found in the south along with 14 other ancient woodland indicators. Rhododendron is abundant in the north. This site is important due to its position within the ecological unit; it is contiguous with Ockham & Wisley Common SSSI & Wisley Airfield SNCI. The site acts as a continuation of habitat and will act as a buffer to the SSSI. There is a good potential for enhancement on this site as it is managed by Surrey Wildlife Trust Countryside Services.	The entire boundary of the woodland was selected due to its position in the ecological unit and potential for enhancement.	Surrey Woodland HAP

### Additional SNCIs surveyed between 2004-2007 where no changes were recommended

Site Name	Rec. No.	Gid LP No.	Central Grid Ref.	Area of SNCI (ha)	Date of original selection	Additional information	Date of (re-) selection	Changes since original selection	Site Description / Reason for selection	Rationale for site boundary	Relevant UK & Surrey BAPs
Broadstreet Common & Backside Common	3395	G150	SU 956 508	120.3	Selected at meeting of SNCLG 31 <sup>st</sup> October 1996	53ha north of Broad Street surveyed by SWT Aug 2004	Feb 2005, agreed by SNCLG	No changes	Public access site supporting significant areas of unimproved acidic and mesotrophic grassland as well as semi-improved grassland, broad-leaved semi-natural woodland, scrub, ponds and a stream. The site supports a number of locally scarce species and a nationally scarce and declining plant.	To remain as selected in 1996	UK Lowland Dry Acid Grassland HAP  Surrey Lowland Unimproved Neutral & Dry Acid Grassland HAP  Surrey Woodland HAP

### Additional non-SNCIs surveyed between 2004-2007 but not recommended for selection

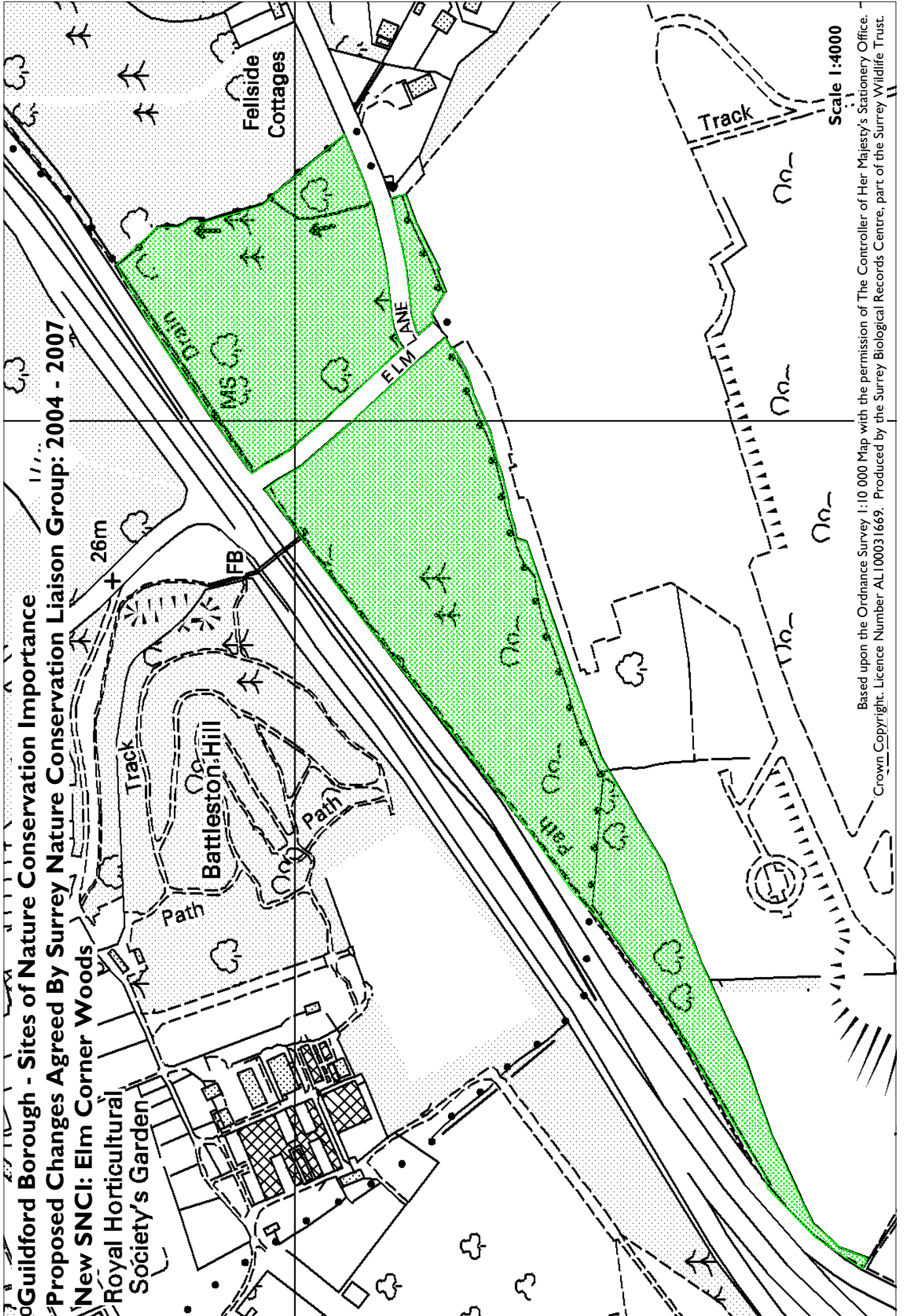
Site Name	Rec. No.	Central Grid Ref.	Area of SNCI (ha)	Date of survey	Meeting at which site was discussed	Reason for not being selected
Chitty's Common	3344	SU 979 522	3.25ha	Surveyed by SWT Sept 04	SNCLG Feb 05	There was not enough information to suggest that the site is of county importance.
Dismantled Railway	80018	SU 888 493	1.5km	Surveyed by SWT Sept 05	SNCLG March 07	Site not of high enough ecological value in isolation and although it did have value as a corridor, there was not enough surrounding habitat to warrant its selection.
Heron Homes Land	15048	SU 903 509	1.0ha	Surveyed by SWT Sept 05	SNCLG March 07	The site did not meet the criteria for selection as an SNCI.
Minley Nursey	970/2	SU 890 495	1.6ha	Surveyed by SWT Sept 05	SNCLG March 07	The site did not meet the criteria for selection as an SNCI.
Stratford Bridge Woodland	15051	TQ 065 573	4.8ha	Surveyed by SWT May 06	SNCLG March 07	The site was not of sufficient value to select as SNCI. Himalayan Balsam was frequent limiting the site's value.



## Maps

000705

158000



**Guildford Borough - Sites of Nature Conservation Importance**  
**Proposed Changes Agreed By Surrey Nature Conservation Liaison Group: 2004 - 2007**  
**New SNCI: Elm Corner Woods**

Royal Horticultural  
 Society's Garden

Fellside  
 Cottages

Battleston Hill

ELM LANE

Track

Scale 1:4000

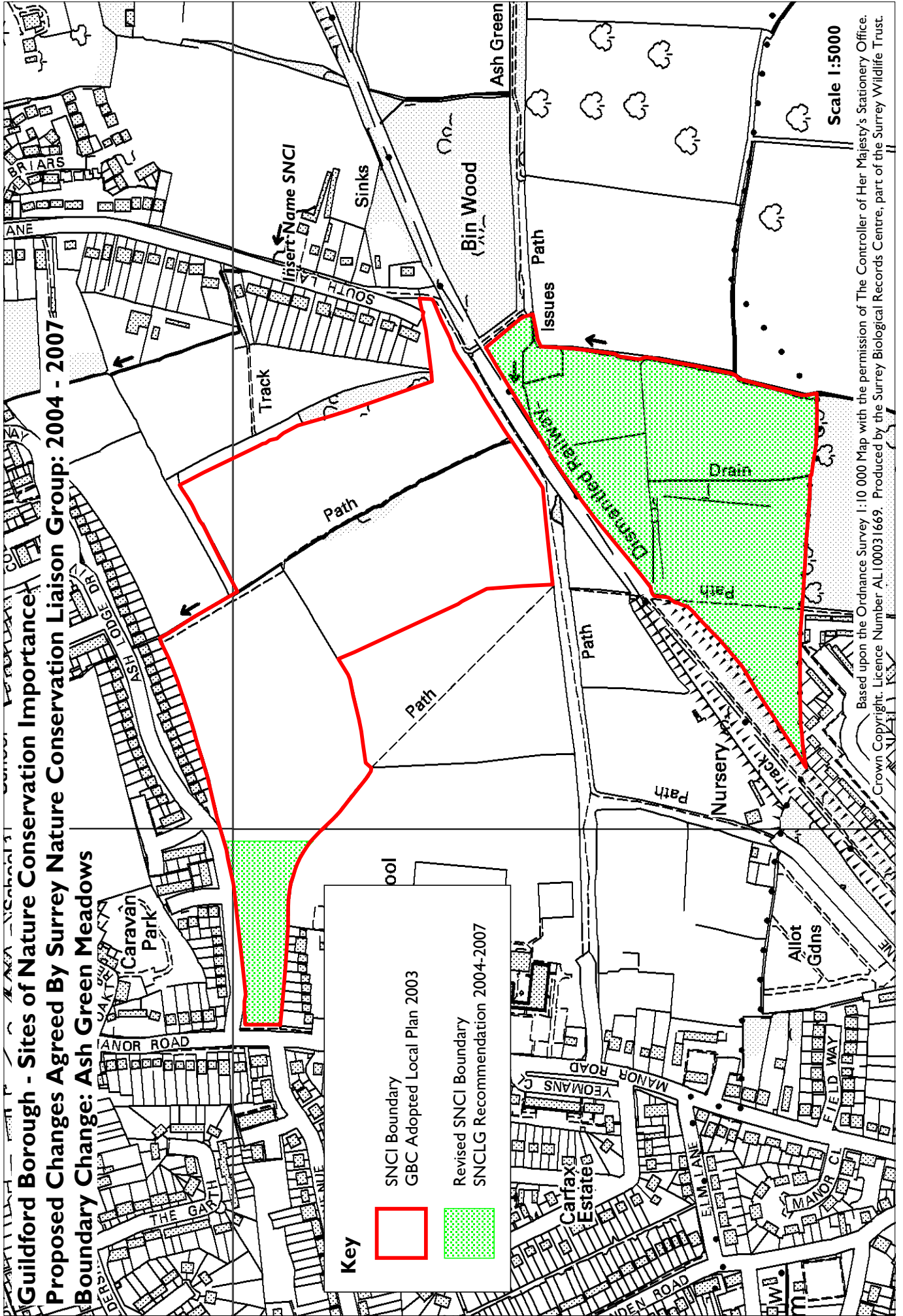
Based upon the Ordnance Survey 1:10 000 Map with the permission of The Controller of Her Majesty's Stationery Office.  
 Crown Copyright. Licence Number AL100031669. Produced by the Surrey Biological Records Centre, part of the Surrey Wildlife Trust.

000705

158000



**Guildford Borough - Sites of Nature Conservation Importance  
Proposed Changes Agreed By Surrey Nature Conservation Liaison Group: 2004 - 2007  
Boundary Change: Ash Green Meadows**



**Key**

- SNCI Boundary  
GBC Adopted Local Plan 2003
- Revised SNCI Boundary  
SNCLG Recommendation 2004-2007

Scale 1:5000

Based upon the Ordnance Survey 1:10 000 Map with the permission of The Controller of Her Majesty's Stationery Office.  
Crown Copyright. Licence Number AL100031669. Produced by the Surrey Biological Records Centre, part of the Surrey Wildlife Trust.

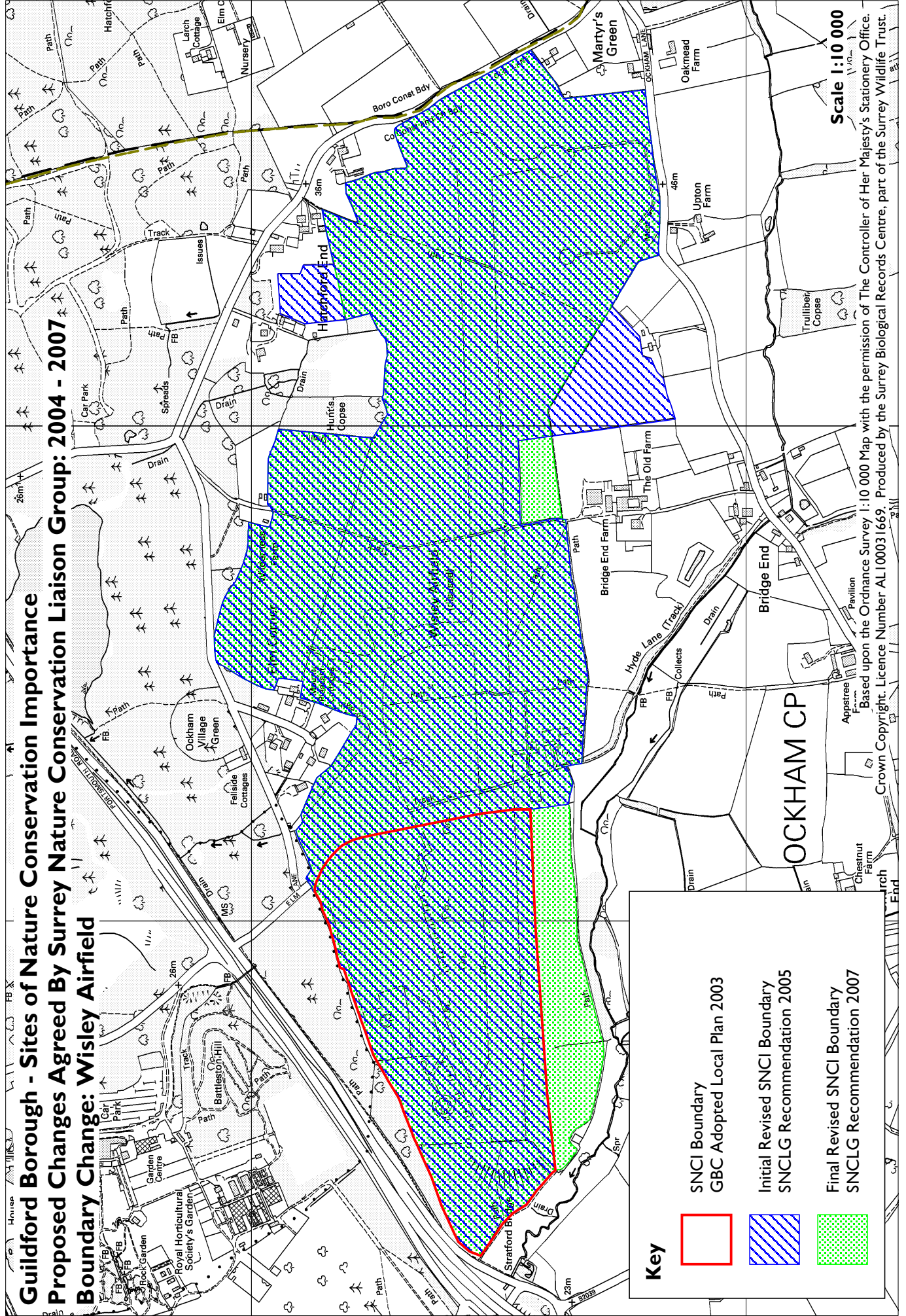
150000

150000

489000

489000

**Guildford Borough - Sites of Nature Conservation Importance  
Proposed Changes Agreed By Surrey Nature Conservation Liaison Group: 2004 - 2007  
Boundary Change: Wisley Airfield**



**Key**



- SNCI Boundary  
GBC Adopted Local Plan 2003
- Initial Revised SNCI Boundary  
SNCLG Recommendation 2005
- Final Revised SNCI Boundary  
SNCLG Recommendation 2007

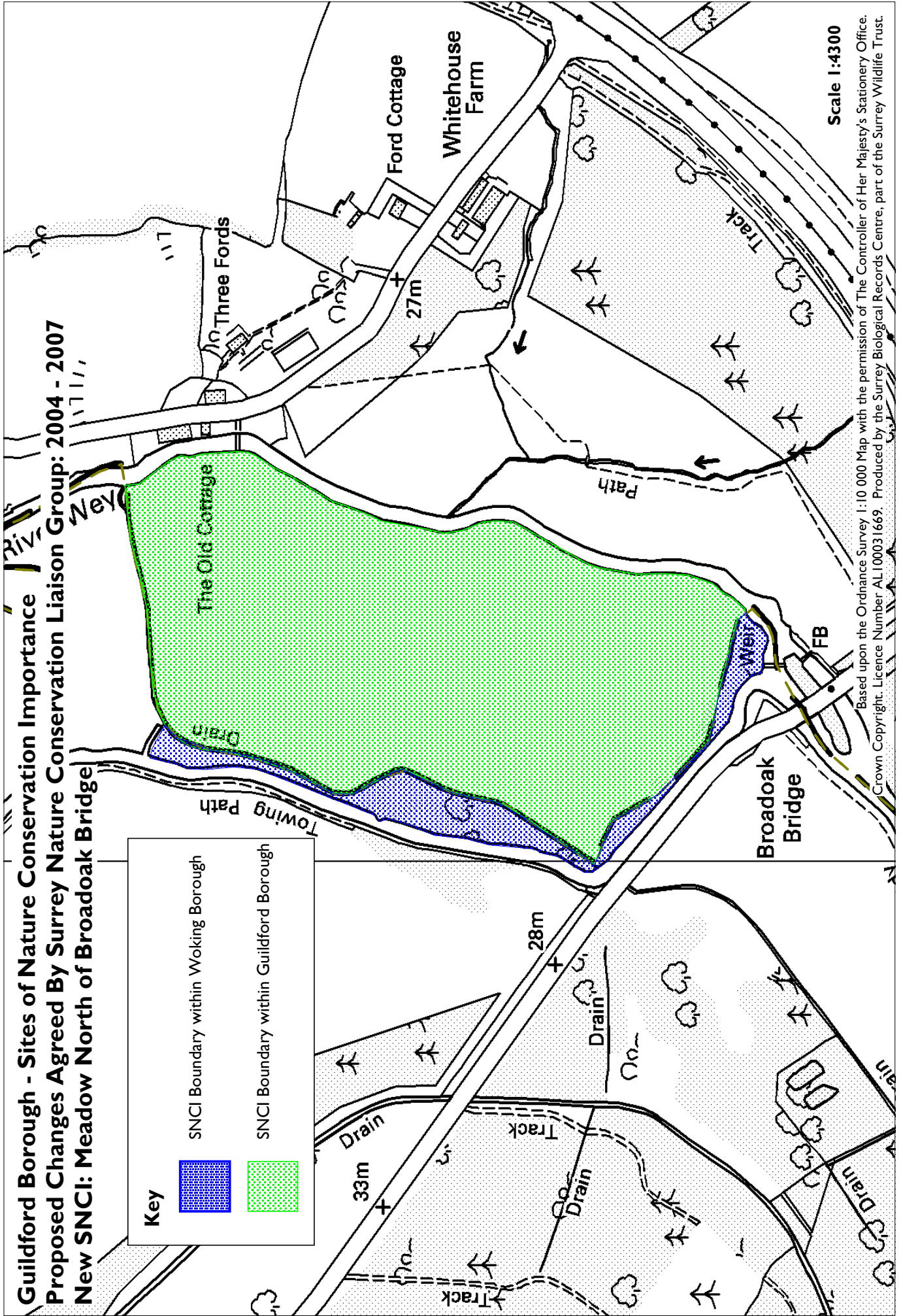
**Scale 1:10 000**

Based upon the Ordnance Survey 1:10 000 Map with the permission of The Controller of Her Majesty's Stationery Office.  
Crown Copyright. Licence Number AL10003 1669. Produced by the Surrey Biological Records Centre, part of the Surrey Wildlife Trust.

**Guildford Borough - Sites of Nature Conservation Importance  
Proposed Changes Agreed By Surrey Nature Conservation Liaison Group: 2004 - 2007  
New SNCI: Meadow North of Broadoak Bridge**

**Key**

-  SNCI Boundary within Woking Borough
-  SNCI Boundary within Guildford Borough



Scale 1:4300

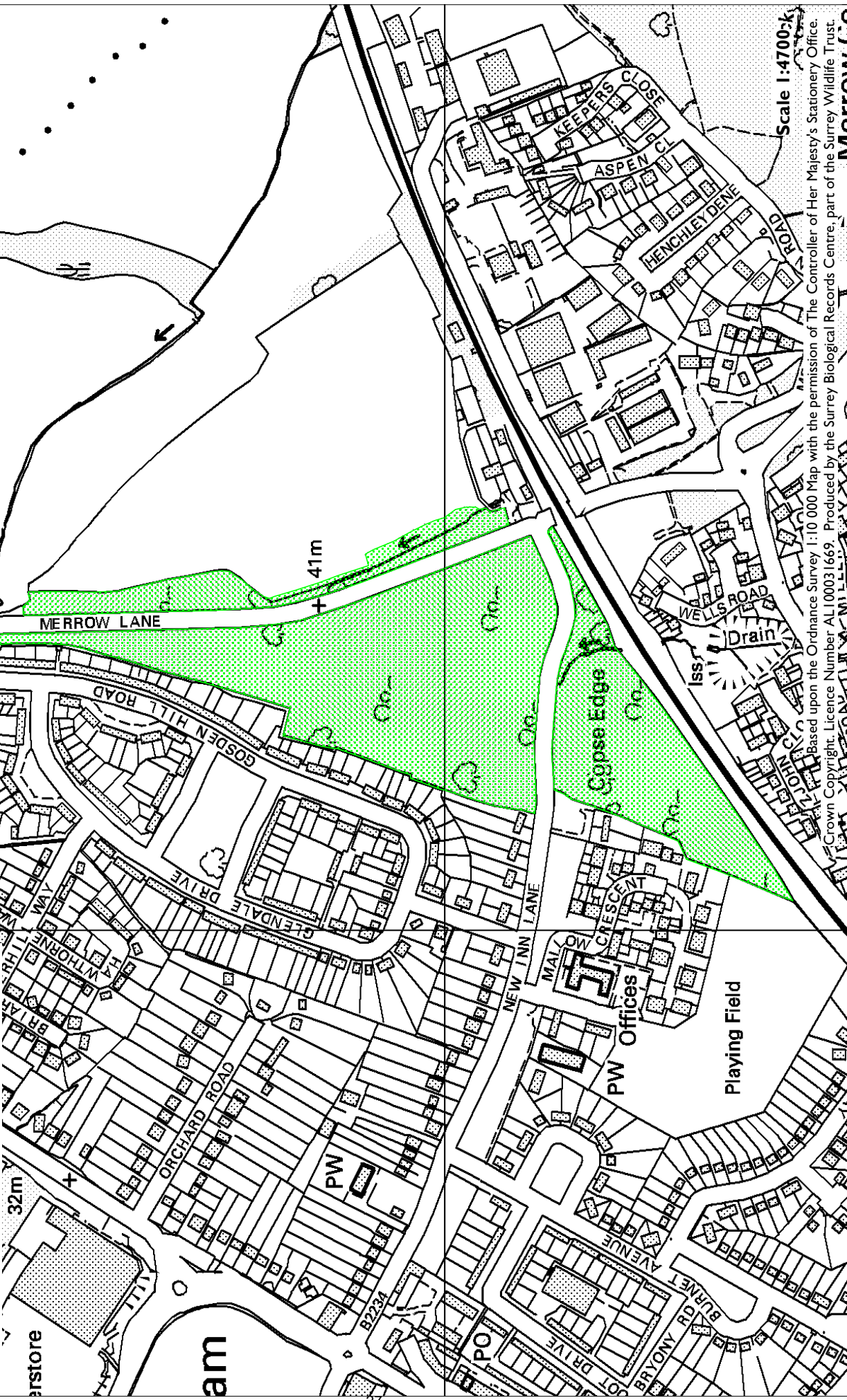
Based upon the Ordnance Survey 1:10 000 Map with the permission of The Controller of Her Majesty's Stationery Office.  
Crown Copyright. Licence Number AL100031669. Produced by the Surrey Biological Records Centre, part of the Surrey Wildlife Trust.

002000

002000

000205

**Guildford Borough - Sites of Nature Conservation Importance  
 Proposed Changes Agreed By Surrey Nature Conservation Liaison Group: 2004 - 2007  
 New SNCI: Merrow Lane Woodland**



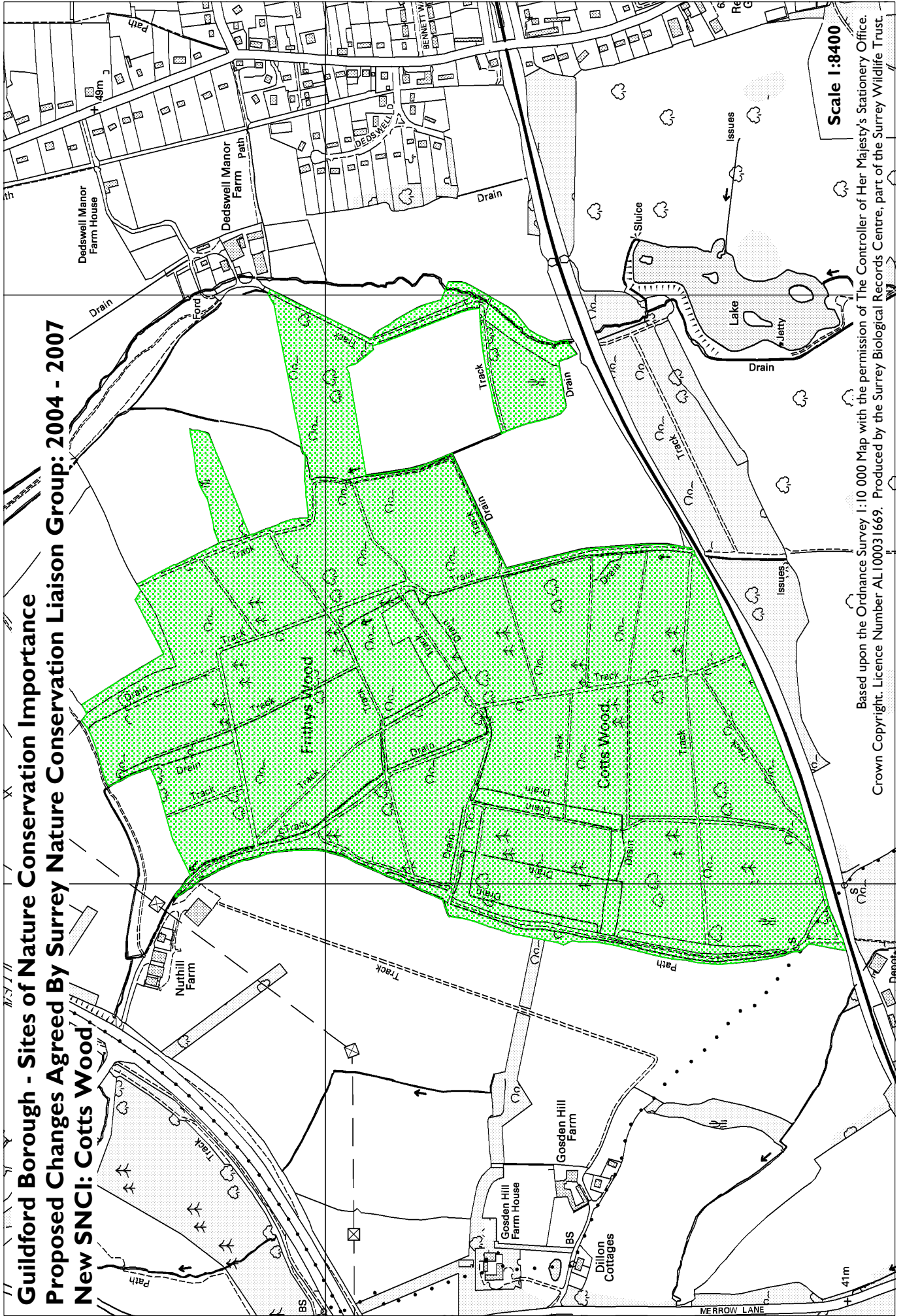
152000

152000

Scale 1:47000  
 Based upon the Ordnance Survey 1:10 000 Map with the permission of The Controller of Her Majesty's Stationary Office.  
 Crown Copyright. Licence Number AL100031669. Produced by the Surrey Biological Records Centre, part of the Surrey Wildlife Trust.

000205

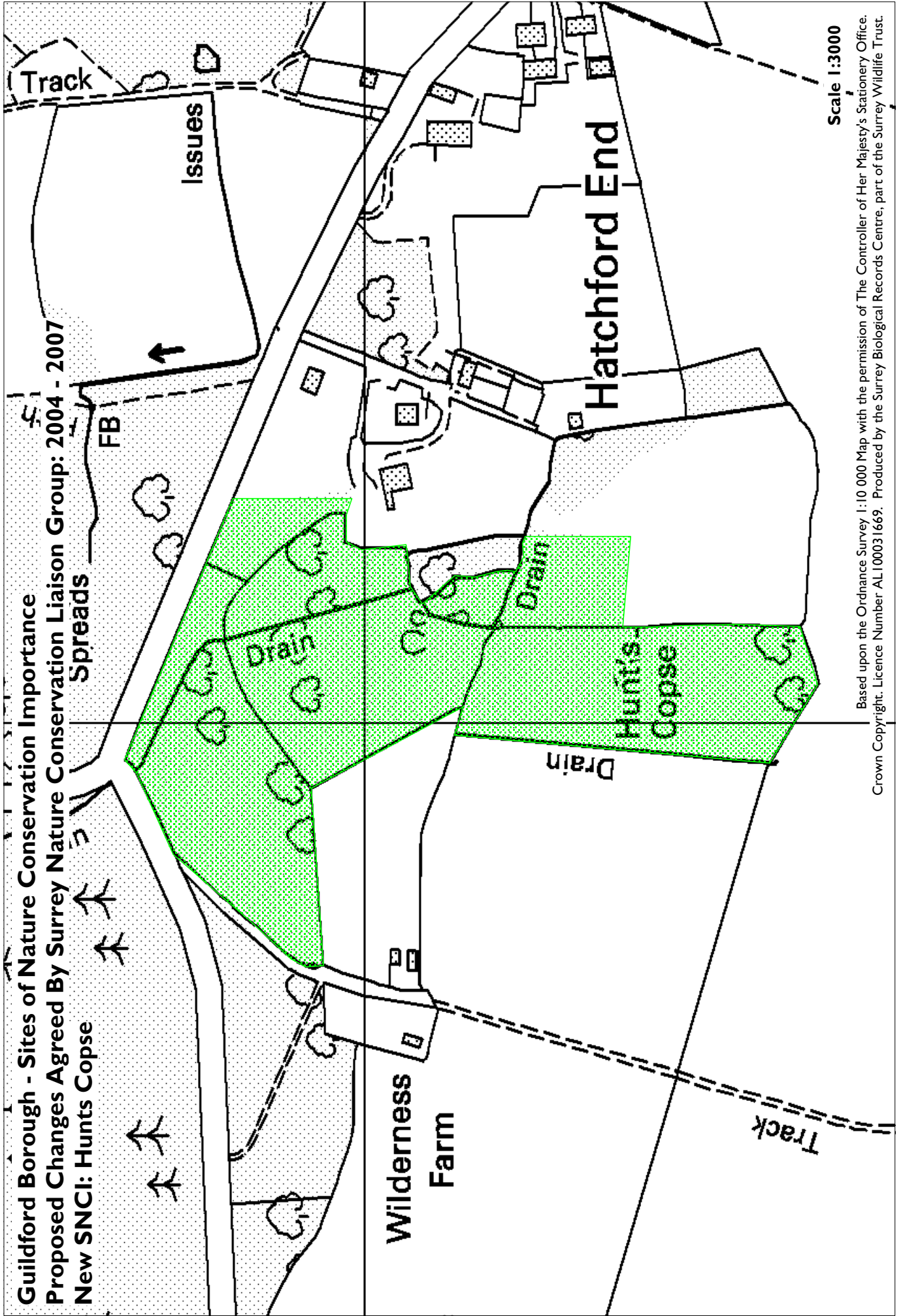
**Guildford Borough - Sites of Nature Conservation Importance  
Proposed Changes Agreed By Surrey Nature Conservation Liaison Group: 2004 - 2007  
New SNCI: Cotts Wood**



Scale 1:8400

Based upon the Ordnance Survey 1:10,000 Map with the permission of The Controller of Her Majesty's Stationery Office.  
Crown Copyright. Licence Number AL100031669. Produced by the Surrey Biological Records Centre, part of the Surrey Wildlife Trust.

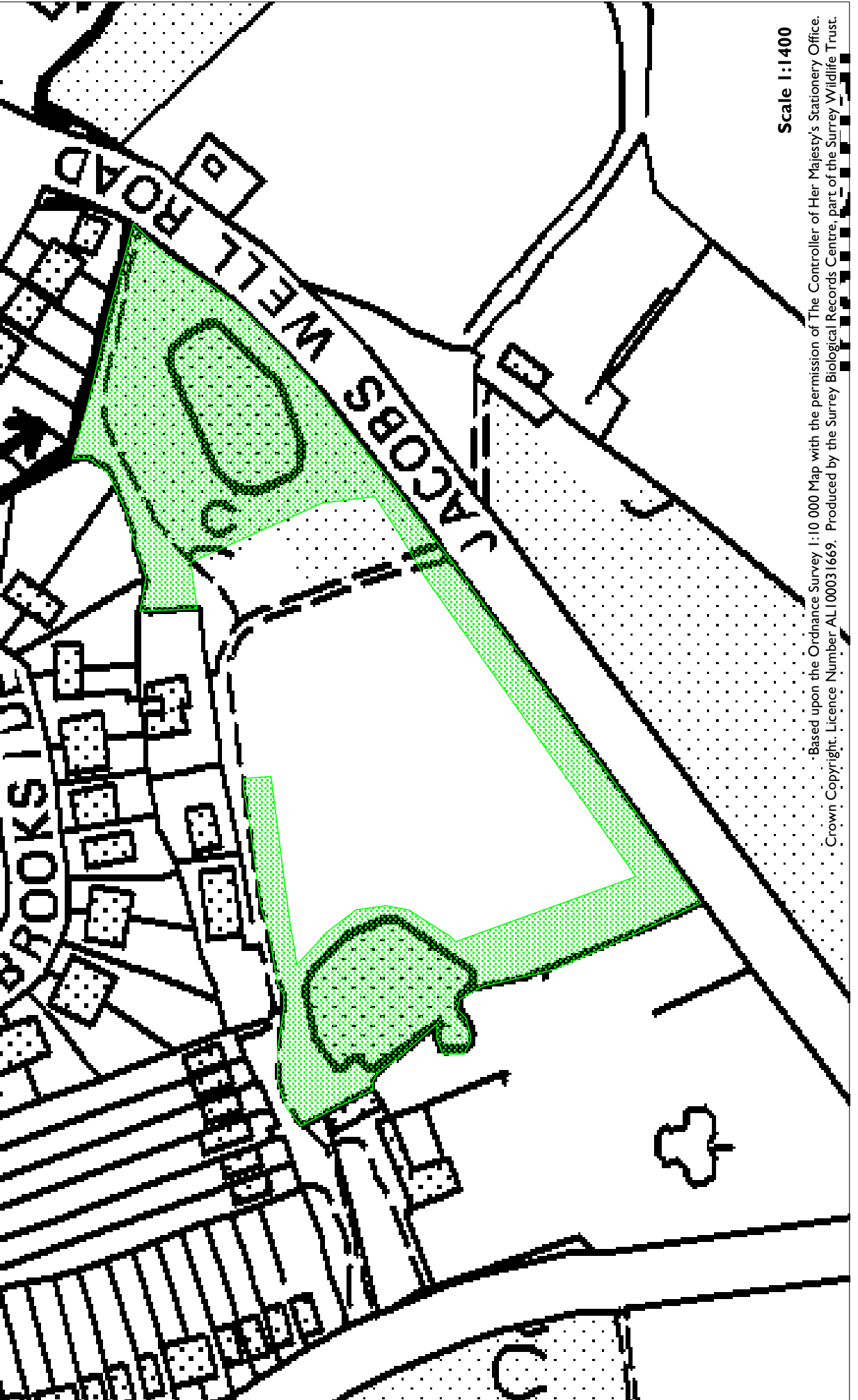
**Guildford Borough - Sites of Nature Conservation Importance  
Proposed Changes Agreed By Surrey Nature Conservation Liaison Group: 2004 - 2007  
New SNCI: Hunts Copse**



Scale 1:3000

Based upon the Ordnance Survey 1:10 000 Map with the permission of The Controller of Her Majesty's Stationery Office.  
Crown Copyright. Licence Number AL100031669. Produced by the Surrey Biological Records Centre, part of the Surrey Wildlife Trust.

**Guildford Borough - Sites of Nature Conservation Importance  
Proposed Changes Agreed By Surrey Nature Conservation Liaison Group: 2004 - 2007  
New SNCI: Jacobs Well Village Ponds**



Scale 1:1400

Based upon the Ordnance Survey 1:10 000 Map with the permission of The Controller of Her Majesty's Stationery Office.  
Crown Copyright. Licence Number AL100031669. Produced by the Surrey Biological Records Centre, part of the Surrey Wildlife Trust.