

M25 junction 10/A3 Wisley interchange TR010030

6.5 Environmental Statement: Appendix 7.2 Designated sites - baseline

Regulation 5(2)(a)
Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009



Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended)

M25 junction 10/A3 Wisley interchange

The M25 junction 10/A3 Wisley interchange Development Consent Order 202[x]

6.5 ENVIRONMENTAL STATEMENT

APPENDIX 7.2 DESIGNATED SITES - BASELINE

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7.1 Baseline conditions – Statutory and non-statutory designated sites, conservation verges, ancient Woodland and veteran trees (outside of ancient woodland)

7.1.1 Statutory designated sites

7.1.1.1 There are six statutory designated sites within 2 km of the Scheme, as summarised in Table 7.1.1 below and on Figure 7.3. These statutory sites include one Special Protection Area (SPA)¹, four Sites of Special Scientific Interest (SSSIs)² and one Local Nature Reserve (LNR)³ (refer to Appendix 7.1 for relevant legislation).

Table 7.1.1: Summary of statutory designated sites within 2 km of the Scheme

Site name	Approximate distance and direction from the Scheme	Citation description	Area (ha.)	Central Grid reference
Thames Basin Heaths SPA	Partially falls within the Scheme. Directly adjacent to the south-east and south-west of M25 Junction 10	ARTICLE 4.1 QUALIFICATION (79/409/EEC) During the breeding season the area regularly supports: nightjar (<i>Caprimulgus europaeus</i>); at least 7.8% GB breeding population, woodlark (<i>Lullula arborea</i>); at least 9.9% GB breeding population, Dartford warbler (<i>Sylvia undata</i>); at least 27.8% GB breeding population ⁴ .	8,275	TQ 078 590
Ockham and Wisley Commons SSSI	Partially falls within the Scheme. Directly adjacent to the south-east, south-west, north-east and north-west of M25 Junction 10	The site consists of a large tract of heathland lying between the Mole and Wey rivers near Cobham. The site contains areas of heath, bog, open water, secondary woodland and scrub. The large variety of habitats allows for a rich community of heathland plants and animals, including a large number of rare and local insects ⁵ .	269	TQ 070 585 TQ 082 585 TQ 084 592 TQ 078 595
Ockham and Wisley LNR	Partially falls within the Scheme. Directly adjacent to the south-east, south-west and north-west of M25 Junction 10. 85 m to	Declared a Local Nature Reserve in 2005.	332	TQ 070 585 TQ 082 585 TQ 084 592 TQ 078 595

¹ Designated under Article 4.1 of EC Directive 79/409 on the Conservation of Wild Birds (the Birds Directive)

² Sites of Special Scientific Interest (SSSIs) are protected under the Wildlife and Countryside Act 1981 (as amended) and The Countryside and Rights of Way Act 2000

³ LNRs are protected under the National Parks and Access to the Countryside Act 1949

⁴ Citation taken from Joint Nature Conservation Committee (2001) Thames Basin Heaths SPA Description (<http://jncc.defra.gov.uk/page-2050-theme=default>; accessed 15/02/18).

⁵ Taken from <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001052.pdf>; accessed 15/02/18.

Site name	Approximate distance and direction from the Scheme	Citation description	Area (ha.)	Central Grid reference
	the north-east of M25 Junction 10			
Bookham Commons SSSI.	960 m south-east from the eastern extent of the Scheme	The site, on the variably drained and undulating terrain of London Clay, supports a range of habitat types including woodland, scrub, grassland and open water. These support an extremely rich community of breeding birds and important invertebrate populations ⁶ .	155	TQ 128 564
Papercourt SSSI	1.5 km west of the southern extent of the Scheme	This site consists of a complex of wetland habitats including unimproved meadows, marshes, streams and flooded gravel pits. These support a number of notable plants and a wide variety of breeding and wintering birds ⁷ .	70	TQ 036 566
Esher Commons SSSI	1.8 km northeast of the northern extent of the Scheme	Esher Commons includes much of Arbrook, Esher, Oxshott, West End and Fairmile Commons and the Ledges, covers a large tract of land between the River Mole, Oxshott and Esher. The site lies partly on acidic soils, and partly on damp, clay soils. Heathland, grassland, scrub, woodland and areas of marsh, bog, and open water present a rich variety of habitats supporting many species of plants and animals. This site is an important area for invertebrates ⁸ .	361	TQ 132 622

7.1.1.2 Two SACs where bats are listed as one of the qualifying features of the designation were identified within 30 km of the Scheme, see Table 7.1.2 below and Figure 7.3.

⁶ Taken from <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1004456.pdf>; accessed 14/02/19.

⁷ Taken from <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001037.pdf>; accessed 15/02/18.

⁸ Taken from <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1000780.pdf>; accessed 15/02/18.

Table 7.1.2: Summary of bat SACs within 30 km of the Scheme

Site name	Approximate distance and direction from the Scheme	Description	Area (ha.)	Central Grid reference
Mole Gap to Reigate Escarpment SAC	4.7 km, south-east of the Scheme	<p>Bechstein's bat (<i>Myotis bechsteinii</i>) is an Annex II species present as a qualifying feature of the SAC, but not a primary reason for site selection.</p> <p>The site is situated within the North Downs and extends 13 km from Leatherhead to Reigate.</p> <p>The site consists of chalk downs supporting the only stable area of box (<i>Buxus sempervirens</i>) scrub in the UK and priority orchid sites. The site also contains some sections of semi-natural woodland and is deemed important for great crested newts, hazel dormouse and several bat species.</p>	892	TQ 199 533
Ebernoe Common SAC	29.1 km south of the Scheme	<p>A large ancient woodland containing a wide range of structural and vegetation community types.</p> <p>Bechstein's bat and barbastelle bat (<i>Barbastella barbastellus</i>) are Annex II species that are a primary reason for selection of this site.</p> <p>Ebernoe Common has an extensive stand of beech (<i>Fagus sylvatica</i>) high forest and former wood-pasture over dense holly (<i>Ilex aquifolium</i>), and has a very rich epiphytic lichen flora. The beech woodland is associated with other woodland types, open glades, and pools, which contribute to a high overall diversity of habitats. The woods are important for a number of bat species.</p>	235	SU 977 273

7.1.1.3 For the air quality assessment there are six designated sites up to 200 m from the Affected Road Network (ARN), see Table 7.1.3 below.

Table 7.1.3: Summary of statutory designated sites within 200 m from the ARN

Site name	Approximate distance and direction from the ARN	Citation description	Area (ha.)	Central Grid reference
Ockham and Wisley Commons SSSI	0 m – borders the M25, A3 and slip roads in all directions.	See Table 7.1.1.	269	TQ 070 585 TQ 082 585 TQ 084 592 TQ 078 595
Colony Bog and	5 m south	Colony bog and the associated complex of bog, wet and dry	1128	SU 930 590

Site name	Approximate distance and direction from the ARN	Citation description	Area (ha.)	Central Grid reference
Bagshot Heath SSSI		heath and other habitats form one of the finest surviving predominantly wet heathlands in south east England, and the largest in the London Basin. These habitats support a rich variety of plants and animals, including county and national rarities. The site also supports bird species including breeding populations of nightjar, Dartford warbler and woodlark ⁹ .		SU 913 619
Chobham Common SSSI	0 m – Transects both north and south of the roads.	An area of extensive, open land which supports dry and wet heathland, bog, scrub and woodland, forming one of the largest surviving heathlands in the Thames Basin. It supports a rich variety of heathland plants and animals, including many which are rare or scarce. The heathland bird community is particularly rich, and includes nationally important breeding populations of nightjar, woodlark and Dartford warbler ¹⁰ .	651	SU 973 648
Esher Commons SSSI	25 m north, and 10 m south.	See Table 7.1.1.	361	TQ 132 622
Sheepheas SSSI	0 m - borders road to the south	A diverse site situated on the dip-slope of the North Downs. It includes examples of pedunculate oak-ash-beech woodland on chalk and several fragments of south-east chalk grassland, both of which are nationally rare habitats. The combination of woodland, scrub and grassland communities supports a considerable diversity of invertebrates, especially butterflies and several nationally uncommon species have been recorded. ¹¹	98	TQ 090 515
Mole Gap to Reigate Escarpment SSSI	25 m south	The site contains the largest part of the North Downs in Surrey which has remained relatively undisturbed by the pressures of modern farming and building. It includes a range of outstanding wildlife habitats representative of	999	TQ 158 539 TQ 185 537 TQ 185 514 TQ 200 530 TQ 245 520

⁹ Taken from <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001957.pdf>; accessed 30/04/19.

¹⁰ Taken from <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1004332.pdf>; accessed 30/04/19

¹¹ Taken from <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001171.pdf>; accessed 30/04/19

Site name	Approximate distance and direction from the ARN	Citation description	Area (ha.)	Central Grid reference
		the best of those found on the North Downs. Woodland, chalk grassland, chalk scrub and heathland form an interrelated mosaic which supports a wide diversity of characteristic plants and animals, of which many are local or rare. The site includes the Mole Gap, Box Hill and Headley Heath areas which have been studied for many years ¹² .		

7.1.2 Non-statutory designated sites

- 7.1.2.1 Twenty-one Sites of Nature Conservation Importance (SNCIs) were identified within 2 km of the Scheme. Information on these sites has been taken from the Surrey Biodiversity Information Centre (SBIC) data search and is provided in Table 7.1.4 below and Figure 7.4.

Table 7.1.4: Summary of SNCI within 2 km of the Scheme

Site name	Approximate distance and direction from the Scheme	Description	Area (ha.)	Central Grid reference
Elm Corner Woods SNCI	Partially falls within the Scheme at Wisley Lane realignment	The site contains a mixture of woodland with patches of associated wet drainage areas. The site has been identified as important due to its position in reference to other designated sites i.e. Ockham and Wisley Common SSSI, and Wisley Airfield SNCI.	10.2	TQ 068 579
Wisley Airfield SNCI	Partially falls within the Scheme at Wisley Lane realignment	The site consists of a disused airfield surrounding habitats. The site is selected as a SNCI for the wide range of qualifying habitats it supports including: wet woodland, neutral grassland, standing open water, open mosaic habitats on previously developed and arable land. The site also supports a number of species including bats, amphibians (ponds and terrestrial habitat for up to four species), reptiles (four species present) and vascular plants (listed on the England	28.2	TQ 076 578

¹² Taken from <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1000977.pdf>; accessed 30/04/19

Site name	Approximate distance and direction from the Scheme	Description	Area (ha.)	Central Grid reference
		vascular plant list, or rare / notable in Surrey).		
Hunts Copse SNCI	Immediately adjacent to the Scheme at Elm Lane improvements.	The site is coppiced ancient woodland. Due to its location, the site is considered to act as a buffer to Ockham & Wisley Commons SSSI and is important as an ecological unit within the area.	5.2	TQ 080 580
River Wey Elmbridge SNCI	10 m to the north of the Scheme at Park Barn Farm replacement land	Approximately 7.5 km of the River Wey. The river supports a number of fish species including bullhead (<i>Cottus gobio</i>) and potentially brook lamprey (<i>Lampetra planeri</i>).	7.5	TQ 074 656
Manor House SNCI	35 m to the north of the Scheme at Park Barn Farm replacement land	The site is located within the borough of Woking. The site consists of species-rich flood meadow.	3.2	TQ 072 602
Manor Farm and Meadows (including Common Meadows Pond) SNCI	45 m to the north of the Scheme at Park Barn Farm replacement land	The site consists an area of wet meadow with value for both invertebrates and birds. Common Meadows Pond has been identified as important due to its close proximity to other important sites and high diversity of aquatic species.	5.9	TQ 068 599
Ripley Green SNCI	75 m south of the Scheme at Nutberry Fruit Farm compound	The site is located within the wider area of Ripley Green which consists of a cricket field, playground and car park. The part of the site designated as a SNCI site is composed of a variety of grassland, scrub and woodland communities and a shallow stream. The site contains over 250 species of plant including locally scarce species.	25	TQ 055 573
River Wey-Woking SNCI	170 m to the north-west of the Scheme at new Wisley Lane overbridge	Approximately 16.8 km of the River Wey, supporting a wide variety of invertebrate species, amphibians, birds, and a population of water voles (<i>Arvicola amphibius</i>).	17	TQ 051 583, TQ 060 592
Field West of Old Common SNCI	230 m to the north-east of the Scheme at highways proposals	The site consists of rough grassland and an embankment. The site is considered suitable for reptiles and amphibians.	2.2	TQ 103 609

Site name	Approximate distance and direction from the Scheme	Description	Area (ha.)	Central Grid reference
Wisley Bridge SNCI	445 m to the west of the Scheme at Pond Farm West SPA Compensation land	The site has been selected for its population of the notable plant copse bindweed (<i>Fallopia dumetorum</i>).	0.11	TQ 059 593
St George's Hill Golf Course SNCI	565 m to the north-west of the Scheme at highways proposals	The site consists of a large golf course, with a mixture of semi-natural habitats including mixed and coniferous woodland, acid grassland and heath. The site is noted as important for invertebrates.	94	TQ 080 620
Pyrford Place Lake SNCI	635 m to the north-west of the Scheme at Nutberry Fruit Farm Compound	This site consists of a pond that supports a range of species, including a high diversity of aquatic species. The site is also supports a good numbers of birds and amphibians.	0.5	TQ 051 583
Old Common SNCI	690 m to the north-east of the Scheme at highways proposals	The site contains a mixture of acid grassland, wet and dry woodland, disused allotments and a pond. The site is considered important for several invertebrates including seven nationally-scarce species.	9.1	TQ 108 610
Warren Farm Wood, Hoe Valley SNCI	1.1 km to the west of the southern edge of the Scheme	The site consists of broadleaved woodland with marshy areas. The site has been designated for its marshy areas (which support a high species diversity) and its alder woodland.	5	TQ 046 575
Wheeler's Meadow (South) SNCI	1.3 km to the west of the Scheme at Nutberry Fruit Farm Compound	The site is located beside the River Bourne at Pyrford and forms part of the network of meadows along the river course. The site is primarily made up of unimproved wetland which is uncommon in Surrey.	1.1	TQ 043 579
Wheeler's Fields (Grayshott Fields, Hoe Valley) SNCI	1.4km to the west of the Scheme at Nutberry Fruit Farm Compound	The site is made up of wet tussocky meadows, drains and marshes which are seasonally flooded. The site is considered important for its tall grassland habitat which provide suitable habitat for a variety of invertebrates, mammals and reptiles and birds.	3.7	TQ 042 581

Site name	Approximate distance and direction from the Scheme	Description	Area (ha.)	Central Grid reference
Clandon Woods SNCI	1.5 km to the south the of the Scheme at highways proposals	This SNCI is a collection of woodlands (mostly ancient semi-natural woodland) stretching across the Clandon and Ripley parishes. These woodlands contain a range of community types, including regionally important hornbeam (<i>Carpinus betulus</i>) woodland on base-rich clay soils.	175	TQ 054 523, TQ 058 535, TQ 065 530, TQ 065 547, TQ 067 537, TQ 071 525, TQ 071 532
Brooklands SNCI	1.6 km north of the Scheme at Park Barn Farm replacement land	The site includes a significant area of acid and mesotrophic grassland including the rare parched acid grassland habitat type. The site is particularly important for invertebrates with a large number of rare and scarce insects recorded.	30.6	TQ 067 621
The Drift and The Forest SNCI	1.6 km south of the Scheme at Hatchford End replacement land	Seven ponds on The Drift golf course adjacent to The Forest. The site was selected due to its importance for amphibians, with five native species being present. The golf course has seven breeding ponds, the woodland is valuable terrestrial habitat.	75.9	TQ 095 554
Cobham Park SNCI	1.7 km south of the Scheme at highways proposals	Large area of land, mixed woodland, wet meadows, river & drains. The drain is selected for the presence of Tubular Water-dropwort (<i>Oenanthe fistulosa</i>) which is rare in Surrey. The surrounding wet meadows are also selected as a buffer for the drain and for their typical wetland flora.	6.09	TQ 113 595
Whitely Village SNCI	1.8 km north of the Scheme at highways proposals	Selected for species rich unimproved grassland, an uncommon and declining habitat.	0.33	TQ 094 626

7.1.3 Conservation verges

7.1.3.1 There are four conservation verges within 2 km of the Scheme. Details of these are provided in Table 7.1.5 below and Figure 7.4.

Table 7.1.5: Summary of non-statutory conservation verges within 2 km of the Scheme

Site Ref	Site Name	Length (m)	Grid Reference	Approximate Distance and Direction from the Scheme	Site Description	Nature Conservation Interest
CV005	Bolder Mere	800	TQ 079 582	Partially within the Scheme at Old Lane improvements	Both verges of Old Lane, approximately 200 m in either direction from central grid reference (TQ 0794 5825).	Crossing site for a significant population within the county of common toad (<i>Bufo bufo</i>).
CV058	Wisley Lane 2	172	TQ 063 592	270 m west of the Scheme at Pond Farm West SPA compensation area	Wisley Lane, Wisley. Southern side of the road opposite Deers Farm from TQ 0623 5932 to TQ 0634 5919.	Supports Surrey Scarce plants sheep's bit (<i>Jasione montana</i>) and royal fern (<i>Osmunda regalis</i>).
CV057	Wisley Lane 1	611	TQ 059 591	500 m to the south-west of the Scheme at highways proposals	Wisley Lane, Wisley. Both sides of the road from TQ 0576 5964 to Wisley bridge (TQ 0601 5945).	Supports notable copse-bindweed (<i>Fallopia dumetorum</i>) and bur chervil (<i>Anthriscus caucalis</i>) (scarce in Surrey)
CV007	Bridge Road	804	TQ 106 595	1.4 km to the south-east of the Scheme at highways proposals	Both verges of Old Lane, approximately 200 m in either direction from central grid reference.	Crossing site for a significant population within the county of common toad.

7.1.4 Ancient Woodland and veteran trees (outside of ancient woodland)

- 7.1.4.1 There are 33 parcels of ancient woodland within 1 km of the Scheme. A summary of these is provided in Table 7.1.6 below and Figure 7.5.
- 7.1.4.2 The Woodland Trust website identified no veteran trees within 50 m of Scheme.

Table 7.1.6: Summary of ancient woodland within 1 km of the Scheme

Site Name and Code (Code taken from SBIC desk study. Description is based on OS maps ¹³)	Approximate Distance and Direction from the Scheme	Area (ha)	Grid Reference
The Bogs (SRY_1837)	Partially within the Scheme at Pointer's Lane North replacement land.	3.9	TQ 091 587
Woodland adjacent to and within Heyswood Girl Guide camp (SRY_6438 & SRY_6439)	Partially within the Scheme at Painshill Local Access Road (LAR). This woodland is split into two areas and is bisected by a National Grid site	2.0	TQ 089 602
Woodland south of Battleston Hill near Elm Lane, Elm Corner Wood, near Elm Lane (SRY_1649)	Partially within the Scheme and directly adjacent to the Scheme at Wisley Lane realignment	1.4	TQ 065 576
Queen Anne's Hills East (SRY_2643)	Partially within the Scheme at Park Barn Farm replacement land	0.4	TQ 076 602
Brickfield Copse north of M25 (SRY_1653)	Immediately adjacent to the north Scheme at highways proposals.	1.7	TQ 100 581
Queen Anne's Hills West (SRY_2644)	Immediately adjacent to north of the Scheme at Park Barn Farm replacement land	0.6	TQ 075 601
Brickfield Copse south of M25 (SRY_1641b)	Immediately adjacent to the south Scheme at highways proposals	0.1	TQ 100 579
Hatchford Wood (SRY_1646)	4 m south of the Scheme at Bridleway improvements within Ockham Common	14.7	TQ 088 583
Park Wood north of A3 (SRY_4509)	15 m south of the Scheme at highways proposals	4.1	TQ 056 567
Woodland to the east of Hatchford Manor (SRY_1648)	50 m south-east of the Scheme at Hatchford End replacement land	0.5	TQ0 95 581
Bramble Wood (SRY_1903)	50 m north-east of the Scheme at highways proposals	4.2	TQ 099 584
Woodland to the east of The Bogs on Pointer's Road (SRY_1645)	90 m north of the Scheme at highways proposals	0.6	TQ 094 585
Down Wood north of the M25	125 m east of the Scheme at highways proposals	1.9	TQ 118 576
Brickfield Copse south of M25 (SRY_1904)	150 m south-east of the Scheme at highways proposals	0.6	TQ 100 577
The Hangers (SRY_4499)	170 m north of the Scheme at Park Barn Farm replacement land	6.5	TQ 076 604

¹³ Following a Scheme redesign (Design Fix 3 (DF3)) in 2018, the ancient woodland data search was redone in June 2019. As a result to the Scheme redesign, not all ancient woodland parcels were recorded within the SBIC data search, therefore a code is not provided for these parcels of ancient woodland.

Site Name and Code (Code taken from SBIC desk study. Description is based on OS maps ¹⁵)	Approximate Distance and Direction from the Scheme	Area (ha)	Grid Reference
Down Wood south of the M25	170 m east of the Scheme at highways proposals	3.7	TQ 118 574
Hunt's Copse (SRY_6007)	185 m south-east of the Scheme at Hatchford End replacement land	1.9	TQ 080 578
Buckingham Lodge Wood (SRY_4503)	215 m east of the Scheme at highways proposals	1.4	TQ 063 570
Woodland adjacent to Hunt's Copse (SRY_6006)	210 m south-east of the Scheme at Hatchford End replacement land	0.4	TQ 081 578
Woodland adjacent to Ockham Mill Stream (SRY_1650)	250 m west of the Scheme at Nutberry Fruit Farm compound	0.4	TQ 053 577
Woodland adjacent to Halfpenny Cross (SRY_1652)	430 m north Of the Scheme at highways proposals	0.6	TQ 104 585
Tanner's Copse (SRY_1644)	460 m south of the Scheme at Hatchford End replacement land	1.8	TQ 089 571
Park Wood south of A3 (SRY_4502)	505 m south of the Scheme at highways proposals	9.3	TQ 060 563
The New Preserve (SRY_6483)	530 m south of the Scheme at highways proposals	8.9	TQ 103 571
Peaked Rough (SRY_3381a and SRY_3381b)	530 m south of the Scheme at highways proposals	1.4	TQ 105 570
The Decoy (SRY_6300)	600 m west of the Scheme at Pond Farm West SPA compensations land	3.2	TQ 059 590
Wrens Hill Wood	660m east of the Scheme at highways proposals	3.5	TQ 122 577
Muggeridge Wood	760 m east of the Scheme at highways proposals	4.5	TQ 124 579
Chaffers Copse (SRY_4915)	770 m south of the Scheme at Hatchford End replacement land	5.7	TQ 091 568
Woodland adjacent to Pyrford Place (SRY_3380)	810 m north-west, near Wisley Golf Course	0.6	TQ 050 583
Lock Copse (SRY_3432)	900 m south-west of the Scheme at highways proposals	1.2	TQ 053 593
Woodland adjacent to The Decoy (SRY_6299)	910 m south-west, near Wisley Golf Course	0.7	TQ 058 590
Stumps Grove (SRY_6606)	970 m south of the Scheme at Hatchford End replacement land	1.1	TQ 087 566

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