



Reigate Heath SSSI Surrey

***Notification under Section 28B
of the Wildlife and Countryside Act 1981***

Issued by Natural England's Thames Solent Team on 30 October 2020.

Contact points and further information

This notification document is issued by Natural England's Thames Solent Team. Our address for correspondence is:

During the current coronavirus situation, Natural England staff are working remotely and a limited number of our offices are open. Please send any correspondence relating to this notification by email or contact us by phone using the information below. Alternatively, you can send a response online using the Citizenspace link below.

Your contact point for enquiries relating to this notification is **Trevor Mansfield**.

Telephone number: 07776 162079

E-mail: trevor.mansfield@naturalengland.org.uk

Online: <https://consult.defra.gov.uk/natural-england/reigate-heath-sssi>

A second document (*Reigate Heath SSSI - supporting information*) is available on request from the address above. This contains information and extracts from relevant documents that have been used in the decision to notify this SSSI.

The date of extension of the Reigate Heath SSSI is 30 October 2020.

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1. Summary

- 1.1 This document explains why Reigate Heath Site of Special Scientific Interest (SSSI) is extended to include additional land.
- 1.2 This site encompasses a range of habitats including Reigate Heath itself which consists of open heath and acidic grassland. The SSSI also includes alder *Alnus glutinosa* woodland and, within the eastern boundary, some marshy meadows. The core of the site (the Heath itself) is owned by Reigate and Banstead Borough Council. It is registered Common Land with open access and designated as a local nature reserve. It is well visited by the public for informal recreation and includes a golf course.
- 1.3 The additional land is an area of species-rich dry acid grassland adjoining the previously notified SSSI in the south-west of the site, adjacent to Dungate Manor. The extension is part of the registered Common, owned by Reigate and Banstead Borough Council, managed jointly with Reigate Heath Golf Club and is included in Reigate Heath Local Nature Reserve.
- 1.4 Reigate Heath SSSI, including the additional land, is a nationally important site for its extensive areas of lowland acid grassland and dry heathland, along with adjacent alder woodland and marshy grassland.
- 1.5 The annexes to this document comprise the legal papers that detail the special interest of the SSSI and the management required to maintain that interest. The citation and list of operations likely to damage the features of special interest (i.e. those operations requiring Natural England's consent) have not been changed from the 1986 notification. The document giving views about management (VAM) is also unchanged.
- 1.6 You have a right to make representations or objections to the notification of the additional land. Part 3 of this document explains how to make representations or objections.
- 1.7 Natural England's consent is required by owners and occupiers before any of the operations listed in *Annex 3* can be carried out. We will work closely with owners and managers, as well as other bodies, to ensure that existing operations and new works that are not considered likely to damage the special features of the SSSI can be carried out.

2. The legal background

- 2.1 Reigate Heath SSSI (as notified on 30 May 1986) is extended by the notification of additional land under section 28B of the Wildlife and Countryside Act 1981. The notification of the additional land takes effect from the date of this notice.
- 2.2 Part 9 of this document contains the following legal documents as required by section 28B of the Wildlife and Countryside Act 1981:
 - a citation detailing the reasons for notification (*Annex 1*)
 - a statement of Natural England's views on the management of the SSSI (*Annex 2*)
 - a list of operations requiring Natural England's consent (*Annex 3*)
 - a map identifying the land subject to this notification under section 28B (*Annex 4*)
- 2.3 The 30 May 1986 notification, as modified by this notification under section 28B, continues to have effect. The key effects of that notification can be summarised as follows:
 - owners and occupiers must give Natural England notice before carrying out, causing or permitting to be carried out any of the activities in the list of operations at *Annex 3*;
 - owners of land included in the SSSI have a legal obligation to notify Natural England within 28 days if the ownership or occupancy of the land changes;

- it is an offence for any person intentionally or recklessly to destroy or damage the special features of the SSSI or to disturb any of the fauna; and
- other public bodies must consult Natural England before carrying out or authorising any works that may damage the SSSI.

2.4 If you require any further information or advice on how this notification affects you, please do not hesitate to contact Natural England using the information shown at the beginning of this notification document.

3. Making representations

3.1 You have a legal right to make objections and representations about this notification. Any representations, including those supporting the notification, or objections should be made in writing to Natural England's Thames Solent Team by **1 March 2021**. Representations can be sent by e-mail or online to the addresses shown on page 2. You may wish to seek legal or independent advice and your representative may wish to write to us on your behalf.

3.2 Natural England's Thames Solent Team will consider your objections or representations and will try to resolve them. If there are no unresolved objections, approval to confirm the notification will be considered by an appropriate Natural England Director within nine months of this notification.

3.3 Any unresolved objections or representations will be considered by the Board of Natural England within nine months of this notification. If there are unresolved objections, confirmation of this notification is likely to be considered at the Board meeting provisionally scheduled for May 2021. Please note the desirability of the notification (for instance, for socio-economic reasons) will not form part of the Board's decision. Following consideration of objections and representations, the Board of Natural England may confirm or withdraw all or part of this notification. In reaching its decision the Board will consider whether, in light of the objections and representations received, Natural England remains of the opinion that the site is of special scientific interest. If you wish to emphasise any of your objections or representations to the Board in person, you should tell us when you write to us. You will then be advised of the date and location of the Board meeting.

3.4 Natural England will accept correspondence relating to unresolved objections up to seven days prior to the Board meeting at which the confirmation is due to be considered. Correspondence received after this date will only be presented to the Board in very exceptional circumstances and you will be expected to provide justification as to why there has been a delay in providing the information. The decision whether this information will be submitted to the Board is entirely at Natural England's discretion. The reason that there is a seven day cut off is to allow Board members sufficient opportunity to consider all of the issues and read all the relevant paperwork before they meet to take their decision.

3.5 Natural England has a policy of openness, which reflects our obligations under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000. This legislation provides a legal right of access to information held by public bodies. This means that we will provide information on how we make our decisions on SSSIs to any person on request. This includes details of objections and representations received. We will assume, therefore, that your representation or objection can be made publicly available unless you indicate with clear and valid reasons which (if any) part(s) of these you wish to be excluded from this arrangement. However, you should be aware that the requirements of the legislation may mean that we cannot comply with your request that this information be withheld. We do, however, respect people's privacy and will take all reasonable steps to consult you before reaching a decision on disclosure of the information.

3.6 As an individual with an interest in Reigate Heath SSSI, your information will be stored and processed on a computer database that will be operated within the General Data Protection Regulation and the Data Protection Act 2018. For the purposes of the Data Protection Act, the data controller is Natural England, Foss House, Kings Pool, 1-2 Peasholme Green,

York YO1 7PX. For more information, please see the *SSSI notifications privacy notice* at <https://www.gov.uk/government/publications/natural-england-privacy-notice/site-of-special-scientific-interest-notification-privacy-notice> or request a copy using the contact information on page 2 of this document.

4. Reasons for notification

- 4.1 The reasons for notification of Reigate Heath SSSI in 1986 (see *Annex 1*) are unaffected by this notice. The site continues to be of special interest for its lowland dry acid grassland, dry heathland, alder woodland and marshy grassland.

5. Reasons for notification of additional land under section 28B

- 5.1 The SSSI boundary in the vicinity of Dungate Manor in the south-west of Reigate Heath is extended by 3.54 ha to include an additional area of lowland dry acid grassland. The acid grassland habitat is in close proximity (separated by a narrow access track) to areas of adjacent acid grassland within the previously notified SSSI. 'Lowland dry acid grassland' is included on the list of habitats and species which are of principal importance for the conservation of biodiversity in England, as required under Section 41 of the Natural Environment and Rural Communities Act 2006.

6. Site boundaries and relationships with other SSSIs

- 6.1 The additional land is directly adjacent to the previously notified SSSI, separated only by the width of the Flanchford Road to the north and a narrow access track to the east. To the north the additional land is bounded by the Flanchford Road, to the east it follows (but does not include) an access track which forms the boundary of the previously notified SSSI, and to the south and west it closely follows the boundary of the Reigate Heath Local Nature Reserve (LNR), thereby excluding the grounds of Dungate Manor. The SSSI boundary around the additional land is clearly defined on the ground by roads, tracks, fences and other physical features.
- 6.2 Further clarification of the precise location of the boundaries is provided on the map at *Annex 4* and more details can be obtained from Natural England's Thames Solent Team using the contact details shown on page 2.
- 6.3 The nearest SSSI is Mole Gap to Reigate Escarpment which lies just over 1 km to the north of Reigate Heath SSSI and is notified for its geological features and woodland, chalk grassland, chalk scrub and heathland habitats and species.

7. Management of the SSSI

- 7.1 This document includes at *Annex 2* a statement of the management that Natural England considers is needed to conserve and enhance the features of special interest. Different management may be appropriate in different parts of the site and this statement is not intended to detail the exact requirements at specific locations. The statement is intended to explain how we can work with and support owners and managers in continuing to achieve positive management of the SSSI.
- 7.2 This document also includes a list of the operations requiring Natural England's consent at *Annex 3*. Some of the operations may already be taking place on the additional land and where they do not cause any damage they will be given consent. We will work with landowners and managers to agree lists of such existing and planned activities, which can be approved.
- 7.3 Where an operation has been granted a consent, licence or permission from another public body a separate consent will not generally be required from Natural England. However, other public bodies are required to consult Natural England before such consents, licences or permissions are issued.

- 7.4 In particular, we recognise the important roles of the owners and managers of the land in managing this site. We will work with them to develop means to secure the sustainable management of Reigate Heath SSSI.

8. Supporting information

- 8.1 The detailed information which has been used to assess the importance of this SSSI is available on request. Contact details are on page 2 of this paper.

9. Legal documents

- 9.1 Attached at Annexes 1 - 4 are the legal documents, which are required by section 28B of the Wildlife and Countryside Act 1981.

Annex 1

Citation

This is a legal document that explains the 'reasons for notification' of Reigate Heath as a Site of Special Scientific Interest. The 'reasons for notification' are the same as notified in 1986 and the citation now applies also to the additional land. You have a right to make objections or representations about the application of this citation and the 'reasons for notification' described in it to the additional land, as explained in part 3 of this document.

Site Name: Reigate Heath

County: Surrey

District: Reigate and Banstead

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981, and additional land notified under Section 28B of the Wildlife and Countryside Act 1981.

Local Planning Authority: Reigate and Banstead Borough Council, Surrey County Council

National Grid reference: TQ236501

Area: 65.20 ha

Ordnance Survey Sheet: 1:50,000: 187

Date Notified: 30 May 1986

Date additional land notified: 30 October 2020

Reasons for notification:

This site encompasses a range of habitats including Reigate Heath itself which consists of open heath and acidic grassland, with some areas where bracken *Pteridium aquilinum* and oak *Quercus robur* have become dominant. The site also includes alder *Alnus glutinosa* woodland, and within the eastern boundary, some marshy meadows; these are the only examples of their type in Surrey that have not been destroyed by modern agricultural improvement. There is a golf course within the heathland area.

A small hill of the Lower Greensand series bears sandy acidic soils which support the heath and oak woodland. The remainder of the site lies over alluvium, overlain in turn by peat in the meadows.

The alder woods have a rich ground flora; in drier areas the dominant species are bluebell *Hyacinthoides non-scripta* and bramble *Rubus fruticosus*, while the wetter areas support marsh violet *Viola palustris*, marsh pennywort *Hydrocotyle vulgaris* and a county rarity, white sedge *Carex curta*.

The heath is composed of ling *Calluna vulgaris*, bell heather *Erica cinerea* and wavy hairgrass *Deschampsia flexuosa*. Many plants of sandy soils, such as petty whin *Genista anglica*, soft trefoil *Trifolium striatum* and the uncommon bird's-foot fenugreek *T. ornithopodioides* are also found here. In areas away from the golf fairways and footpaths birch *Betula pendula* scrub and bracken have largely replaced the plants of open heathland, and in many places this succession has developed further into oak-birch woodland with alder buckthorn *Frangula alnus* and some areas of pine *Pinus sylvestris*.

The marshy meadows support a lush sward of Yorkshire fog grass *Holcus lanatus* and sharp-flowered rush *Juncus acutiflorus*, with abundant meadowsweet *Filipendula ulmaria*, wild angelica *Angelica sylvestris* and marsh marigold *Caltha palustris*. They also contain a large colony of the southern marsh orchid *Dactylorhiza praetermissa* which is rare in Surrey.

The stream which runs along the eastern edge of the meadows provides a feeding area for birds such as kingfisher and heron.

Annex 2

Views about Management

This is a legal document and it remains the same as when issued in 2005. It now also applies to the additional land. You have a right to make objections or representations about the application of the management principles to the additional land, as explained in part 3 of this document.



Views About Management

Wildlife and Countryside Act 1981 Section 28(4) (as amended)

A statement of Natural England's views about the management of Reigate Heath Site of Special Scientific Interest (SSSI)

This statement represents Natural England's views about the management of the SSSI for nature conservation. This statement sets out, in principle, our views on how the site's special conservation interest can be conserved and enhanced. Natural England has a duty to notify the owners and occupiers of the SSSI of its views about the management of the land.

Not all of the management principles will be equally appropriate to all parts of the SSSI. Also, there may be other management activities, additional to our current views, which can be beneficial to the conservation and enhancement of the features of interest.

The management views set out below do not constitute consent for any operation. Natural England's written consent is still required before carrying out any operation likely to damage the features of special interest (see your SSSI notification papers for a list of these operations). Natural England welcomes consultation with owners, occupiers and users of the SSSI to ensure that the management of this site conserves and enhances the features of interest, and to ensure that all necessary prior consents are obtained.

Management Principles

Dry lowland heath

Heathland supports the greatest diversity of plants and animals (including a diverse invertebrate fauna and a number of characteristic bird species) where management maintains the open nature of the heath, and promotes a varied structure of uneven-aged stands of native heathers and other characteristic plants. It is generally beneficial if all stages of the heather life cycle are present. Without such management heathland becomes progressively dominated by bracken, gorse and/or scrub and trees.

Low intensity grazing is a suitable means of managing dry heath. By feeding selectively in different areas and on different plants, free-roaming livestock help to maintain variation in the vegetation composition and structure. They can also suppress scrub encroachment and provide some light poaching to create small pockets of bare peat and sandy ground that are of benefit to a variety of specialised plants, invertebrates and reptiles. Sheep, cattle or hardy ponies can be used. An appropriate stocking rate should take into account local conditions and the timing and length of grazing, but an off-take of between 30-40% of the current growth increment is desirable. Care must be taken to avoid damage to the heather by trampling.

Alternatively, cutting or mowing may be useful options where a mosaic of patches of heather of different ages is desired. The cut material should be removed to avoid nutrient accumulation on site and to allow the cut plants to re-sprout successfully. However, mowing may not be suitable on mature stands of importance for rare reptiles. Prescribed burning can also be a useful tool for maintaining the structural diversity of some dry heathlands and for re-establishing areas of pioneer heath required by certain species, but special care is required when sensitive species are present. Burning must be used with caution, as inappropriate burning can be very damaging to both plant and animal communities and careful consideration should be given to the timing of the burn.

There is some benefit in retaining a few scattered individual trees and some small patches of scrub. For example, the maintenance of scattered mature Scots pine in undisturbed locations will provide suitable nest sites for hobbies. However, this should not impact upon the open nature of

the heath. Mechanical control or manual cutting may be necessary to avoid this, followed by the careful application of a suitable herbicide. The same treatment may be required to control dense bracken invasion.

Gorse requires active management to retain its heathland conservation value. Scattered stands with a bushy structure rather than large continuous blocks are of greater benefit to the characteristic bird and invertebrate species associated with gorse scrub. For example, Dartford warbler require areas of open heath (with less than 25 trees per hectare) with over 50% cover of mature heather (preferably over 30 cm tall) and patches of dense, compact, mature gorse bushes (0.5-3 m tall) to be maintained. Winter cutting of 'leggy' stands of gorse and the removal of cut material will maintain gorse at different stages of re-growth and avoid nutrient accumulation in the soil.

Lowland acid grassland

Free-draining, acidic soil is the key requirement of the grassland communities at this site, but their maintenance also depends on active management. If neglected, the sward becomes dominated by tall, vigorous grasses or bracken which, together with an associated build up of dead plant matter, suppress less vigorous species and reduce the botanical richness of the site. Eventually the sward reverts to scrub and even woodland. Traditionally, management has consisted of stock grazing and this remains the most appropriate management tool. Grazing, through the removal of plant matter and nutrients, helps to maintain an open sward of small tussocky grasses. It also, through disturbance and trampling, creates areas of open ground suitable for colonization by the lichens, ephemeral plants and invertebrates that are often characteristic of this type of grassland. However, rabbit grazing, though difficult to control, can also be a useful management tool in some situations. Where stock grazing is not possible, rabbit grazing may be supplemented by an appropriate mowing regime. Occasional management of invasive scrub and bracken may be necessary.

Marshy grassland

Marshy grassland requires active management if it is to retain its conservation interest. Generally, each year's growth of vegetation must be removed. Otherwise the sward becomes dominated by tall, vigorous grasses and rushes which, together with an associated build up of dead plant matter, suppress less vigorous species and lower the botanical richness of the sward. Traditionally, this management is achieved by grazing. Cattle are often the preferred stock, being relatively tolerant of wet conditions and able to control tall grasses and rank vegetation. Cattle also tend to produce a rather uneven, structurally diverse sward. However, ponies, or even hill sheep, can be used if necessary. Grazing usually takes place at times between late spring and early autumn, but the precise timing and intensity will depend on local conditions and requirements, such as the need to avoid trampling ground-nesting birds or destroy Marsh Fritillary butterfly colonies. Heavy poaching should be avoided but light trampling can be beneficial in breaking down leaf litter and providing areas for seed germination. An element of managed scrub, both within and fringing a field can be of importance to birds and invertebrates, as can a surrounding hedge. Careful maintenance of existing ditches and drains is usually acceptable practice, but abandonment or deepening of ditches can be harmful.

Lowland wet woodland

Wet woodland includes a range of different woodland types but usually is dominated by ash, alder and willow species. It often supports important invertebrate species and assemblages.

Areas usually benefit from minimum intervention and are often best left undisturbed to limit damage to their fragile soils. This allows the development of old stands where individual trees reach maturity and die naturally to create gaps in the canopy, leading to a diverse woodland structure. However, works to remove dangerous trees in areas of public access may be necessary.

Where particularly important light-demanding or glade species interests are present, including where the woodland is spreading on to valuable open wetland habitat, it may be necessary to periodically clear areas of vegetation. In some parts a more active programme of management by coppice may be appropriate, where this has been the historical management and the conditions are such that it will not lead to heavy ground disturbance.

Broadleaved semi-natural woodland

There are many different ways in which broadleaved woodland can be managed to conserve its value for wildlife. The following gives broad views on a range of regimes that may be appropriate on your site.

A diverse woodland structure, with open space, a dense understory, and a more mature overstory is important. A range of ages and species within and between stands is desirable. Some dead and decaying wood, such as fallen logs, can provide habitats for fungi and invertebrates. However, work may be needed to make safe dangerous trees in areas of high public access. Both temporary and permanent open spaces benefit groups of invertebrates such as butterflies. They may require cutting to keep them open, and should be of sufficient size to ensure that sunny conditions prevail for most of the day.

Felling, thinning or coppicing may be used to create or maintain variations in the structure of the wood, and non-native trees and shrubs can be removed at this time. To avoid disturbance to breeding birds the work is normally best done between the beginning of August and the end of February. Work should be avoided when the ground is soft, to prevent disturbing the soil and ground flora. Normally successive felling, thinning or coppicing operations should be spread through the wood to promote diversity, but where there is open space adjacent plots should be worked to encourage the spread of species that are only weakly mobile. Natural regeneration from seed or stump regrowth is preferred to planting because it helps maintain the local patterns of species and the inherent genetic character of the site.

Deer management and protection from rabbits or livestock are often necessary. Whilst light or intermittent grazing may increase woodland diversity, heavy browsing can damage the ground flora and prevent successful regeneration. Invasive species, such as *Rhododendron* or Himalayan balsam, should be controlled.

Parts of a wood should be left unmanaged to benefit species that do best under low disturbance or in response to natural processes. Within these areas some trees will eventually die naturally and dead wood accumulate.

All habitats

The habitats within this site are highly sensitive to inorganic fertilisers and pesticides, applications of which should be avoided both within the site itself and in adjacent surrounding areas. Herbicides may be useful in targeting certain invasive species, but should be used with extreme care. Access to parts of this site, and any recreational activities within, may also need to be managed.

Date issued: 14 December 2005

Date additional land notified: 30 October 2020

Annex 3

List of operations requiring Natural England's consent

The operations listed in this document are the same as those listed in the 1986 notification of Reigate Heath SSSI. They now apply also to the additional land. You have a right to make representations or objections about the application of the listed operations to the additional land, as explained in part 3 of this document.

Operations requiring Natural England's consent

Wildlife and Countryside Act 1981 Section 28 (4)(b) (as amended)

The operations listed below may damage the features of interest of **Reigate Heath SSSI**. Before any of these operations are undertaken you must consult Natural England, and may require our consent.

It is usually possible to carry out some of these operations in certain ways, or at specific times of year, or on certain parts of the SSSI, without damaging the features of interest. If you wish to carry out any of these activities please contact your Natural England Area Team who will give you advice and where appropriate issue a consent. Please help us by using the 'notice form' (provided at notification and available on request) to ask us for consent to carry out these operations.

In certain circumstances it will not be possible to consent these operations, because they would damage the features of interest. Where possible the Area Team will suggest alternative ways in which you may proceed, which would enable a consent to be issued. To proceed without Natural England's consent may constitute an offence. If consent is refused, or conditions attached to it are not acceptable to you, you will be provided with details of how you may appeal to the Secretary of State.

Standard reference number	Type of operation
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- | | |
|------|--|
| 1. | Cultivation, including ploughing, rotovating, harrowing, and re-seeding. |
| 2. | Grazing and changes in the grazing regime (including type of stock, intensity or seasonal pattern of grazing and cessation of grazing). |
| 3. | Stock feeding. |
| 4. | Mowing or other methods of cutting vegetation. |
| 5. | Application of manure, fertilisers and lime. |
| 6. | Application of pesticides, including herbicides (weedkillers). |
| 7. | Dumping, spreading or discharge of any materials. |
| 8. | Burning. |
| 9. | The release into the site of any wild, feral or domestic animal*, plant or seed. |
| 10. | The killing or removal of any wild animal*, including pest control. |
| 11. | The destruction, displacement, removal or cutting of any plant or plant remains, including tree, shrub, herb, hedge, dead or decaying wood, moss, lichen, fungus, leaf-mould and turf. |
| 12. | Tree and/or woodland management, including afforestation, planting, clear and selective felling, thinning, coppicing, modification of the stand or underwood, changes in species composition, cessation of management. |
| 13a. | Drainage (including the use of mole, tile, tunnel or other artificial drains). |
| 13b. | Modification of the structure of watercourses (e.g. streams, springs, ditches, drains), including their banks and beds, as by re-alignment, re-grading and dredging. |
| 13c. | Management of aquatic and bank vegetation for drainage purposes. |
| 14. | The changing of water levels and tables and water utilisation (including irrigation, storage and abstraction from existing water bodies and through boreholes). |
| 15. | Infilling of ditches, drains, ponds and marshes. |

Standard reference number	Type of operation
16a.	Freshwater fishery production and/or management, including sporting fishing and angling.
20.	Extraction of minerals, including peat, shingle, sand and gravel, topsoil, subsoil, and spoil.
21.	Construction, removal or destruction of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks, or the laying, maintenance or removal of pipelines and cables, above or below ground.
22.	Storage of materials.
23.	Erection of permanent or temporary structures, or the undertaking of engineering works, including drilling.
26.	Use of vehicles or craft likely to damage or disturb features of interest.
27.	Recreational or other activities likely to damage or disturb features of interest.
28.	Game and waterfowl management and hunting practice.

* 'animal' includes any mammal, reptile, amphibian, bird, fish or invertebrate.

Date notified: 30 May 1986

Date additional land notified: 30 October 2020

National grid reference: TQ236501

Annex 4

Map showing the land notified

This is a legal document on which you have a right to make objections or representations about the notification of the additional land, as explained in part 3 of this document.

Insert map here