



<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
<b>AUTHOR:</b>	Jessica Ferguson
<b>TELEPHONE:</b>	01737 276453
<b>E-MAIL:</b>	<a href="mailto:Jessica.Ferguson@reigate-banstead.gov.uk">Jessica.Ferguson@reigate-banstead.gov.uk</a>
<b>TO:</b>	EXECUTIVE
<b>DATE:</b>	23 MARCH 2017
<b>EXECUTIVE MEMBER:</b>	COUNCILLOR LYNNE HACK; AND COUNCILLOR TONY SCHOFIELD;

<b>KEY DECISION REQUIRED:</b>	YES
<b>WARD (S) AFFECTED:</b>	CHIPSTEAD, HOOLEY & WOODMANSTERNE AND KINGSWOOD & BURGH HEATH

<b>SUBJECT:</b>	<b>CHIPSTEAD DOWNS AND BANSTEAD WOODS LOCAL NATURE RESERVE</b>
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**RECOMMENDATIONS:**

- (i) That the Executive agrees to declare the area of Chipstead Downs and Banstead Woods (shown on Map 1 within this report) as a Local Nature Reserve, including land within Reigate & Banstead Borough Council's ownership and – on their behalf – land that falls within the ownership of Surrey County Council; and
- (ii) That the Head of Service with responsibility for Legal be authorised to enter into a legal agreement on behalf of Reigate & Banstead Borough Council, with Surrey County Council, to provide the legal framework that will allow Chipstead Downs and Banstead Woods to be declared as a Local Nature Reserve as proposed in (i) above.

**REASONS FOR RECOMMENDATIONS:**

Declaration of Chipstead Downs and Banstead Woods as a Local Nature Reserve will allow this important site to be properly and positively managed for recreation whilst simultaneously ensuring that the important and protected landscape character, habitats and biodiversity are enhanced and not unintentionally degraded.

The site falls within the ownership of both Reigate & Banstead Borough Council and Surrey County Council, and agreement has been reached in principle between the two authorities that the Borough Council can declare those areas that are owned by the County Council on their behalf. The site's declaration as a Local Nature Reserve will also allow more effective joined-up working between the owners of the land at this important area for biodiversity and wildlife.

## **EXECUTIVE SUMMARY:**

This report seeks Executive agreement to declare Chipstead Downs and Banstead Woods (as shown on Map 1) as a Local Nature Reserve (LNR).

The Council's adopted Core Strategy contains a commitment to enhance and protect biodiversity within the Borough and to work with partners to promote, enhance and manage a network of open spaces across the Borough to maximise the social, economic and environmental benefits that they can provide. The Council also has a duty under the National Environment and Rural Communities Act 2006 to have regard to the conservation of biodiversity through its activities. The declaration of this site would contribute to these objectives, and also to the key Council priority of encouraging healthy lifestyles through access to open space, contained within the Council's Five Year Plan.

Chipstead Downs and Banstead Woods is an area of landscape beauty and important species and habitats, as well as offering educational and recreational benefits for local people and the wider area. Declaration as a Local Nature Reserve will recognise the importance and potential of the site as a recreational resource whilst allowing its landscape contribution and biodiversity interest features to be properly protected and enhanced through management activities. It will also allow improvements to access to green open space for people in the north of the Borough.

The Council has powers to declare LNRs under the National Parks and Countryside Act 1949. However as the area in question is part-owned by Surrey County Council (SCC), a legal agreement is required with SCC for RBBC to declare the LNR on the SCC owned parts of the site. The legal agreement cannot be entered into in advance of the Executive meeting due to the fact that the agreement obliges RBBC to declare the site as a LNR, which cannot be done without agreement from the Executive.

Therefore, the Executive is being asked to delegate authority to the Head of Service with responsibility for Legal to sign this legal agreement and declare the site as a LNR. A public notice will be displayed to confirm the declaration.

**Executive has authority to approve the above recommendations.**

## **STATUTORY POWERS**

1. Local authorities have the power to declare and manage Local Nature Reserves (LNRs) under the National Parks and Countryside Act 1949, in consultation with Natural England (NE). LNRs are defined by NE as spaces for the protection and enhancement of natural heritage, the safeguarding of ecosystems, preservation of historic linkages, and access to nature for education, enjoyment and recreation. The National Environment and Rural Communities Act (NERC), 2006 (amended 2016) allows that nature reserves should be managed for conservation, providing opportunities for the preservation of flora, fauna and geological/physiographical features, or conservation and recreation together.

## **BACKGROUND**

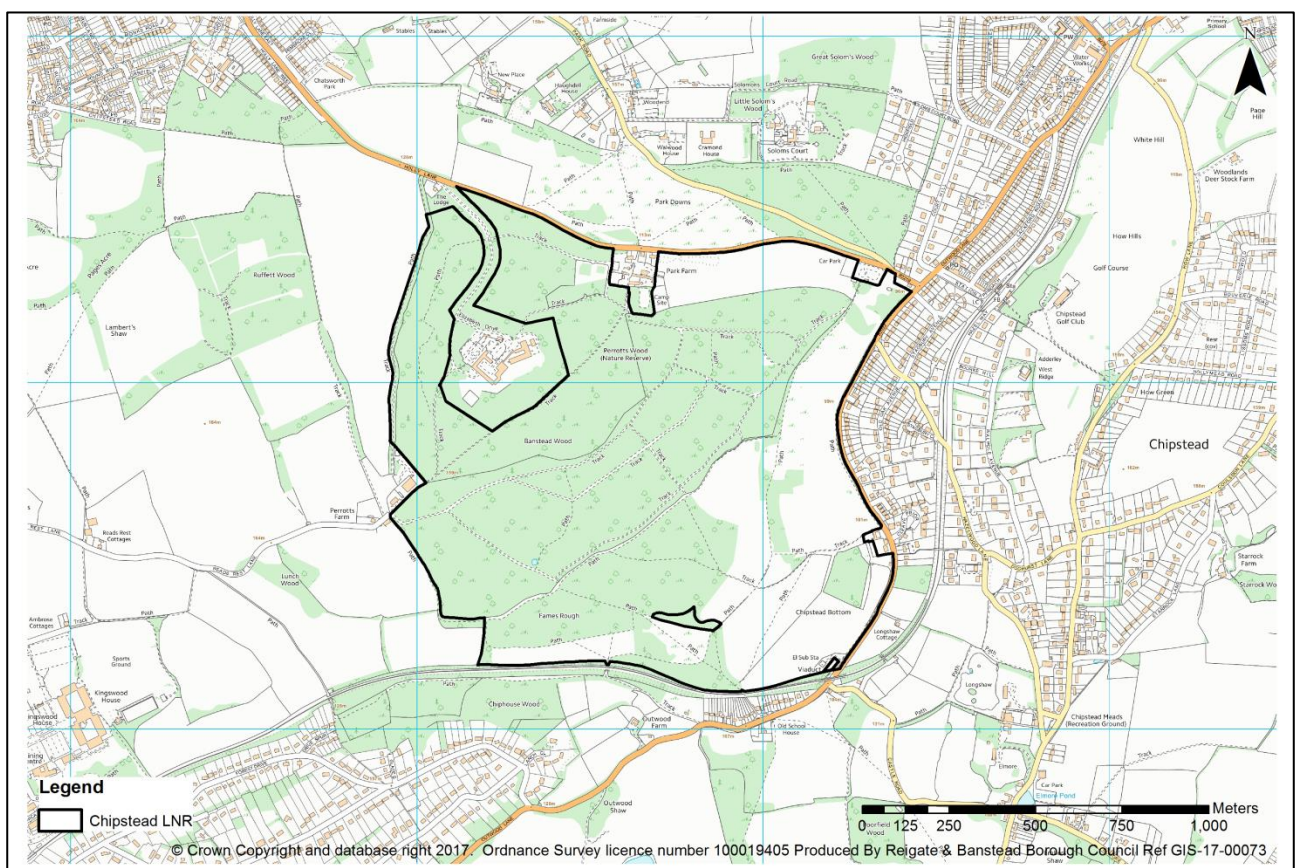
2. Reigate & Banstead Borough Council and Surrey County Council officers have, through their joint working, identified Chipstead Downs and Banstead Woods as a suitable site for declaration as a Local Nature Reserve (LNR).

3. To declare a Local Nature Reserve, there should be consultation with Natural England, as required under the National Parks and Countryside Act 1949.
4. A Management Plan for the site has been prepared (**Annex 1**), and Natural England has been consulted on this, and the proposal to declare the LNR. It has subsequently confirmed its support for the declaration of a LNR in this location (**Annex 1**).

## KEY INFORMATION

5. The area proposed for declaration is indicated on Map 1. The area is located 1km to the south of Banstead, and to the west of Chipstead. The site is owned in parts by Surrey County Council and by Reigate & Banstead Borough Council.
6. The proposed LNR is an area of high conservation importance in terms of natural and historic landscapes, wildlife and biodiversity, history, and geology. It is also a very important local resource for people, providing opportunities for recreation and access to nature. There is a pressing need to preserve and enhance its precious landscapes and habitats, and to strike a balance between this and the area's vital use as a public open space. The management of this area for both of these purposes under the designation of LNR enables the Borough Council and County Council to address these demands together.

### Map 1: Area proposed for LNR declaration



### Protection and enhancement of landscape and biodiversity

7. The Council's adopted Core Strategy recognises the importance of protecting and enhancing the Borough's landscape and biodiversity. National Planning Policy Framework (the NPPF) requires that Local Plans should 'promote the preservation, restoration and recreation of priority habitats' as well as ecological networks, and

protect and recover species populations that are linked to national and local targets. It also specifically requires the protection and enhancement of 'valued landscapes' through the planning system.

8. Most of the site is nationally designated as a Site of Scientific Interest (SSSI), and much of the remainder is a locally protected Site of Nature Conservation Importance (SNCI). Further detail about the site's biodiversity interest is included in the Management Plan which is attached at **Annex 1** to the report. The site is also designated an Area of Great Landscape Value (AGLV).
9. Despite the biodiversity and landscape value of the site being nationally and locally recognised, there is a critical need for conservation of the various species and habitats within and across the site. 60% of ancient woodland in Surrey has been lost since 1945, and calcareous grassland is in serious decline in the UK and on mainland Europe, with 98% lost. More specifically, the Chipstead Downs have been identified as being in unfavourable recovering condition and ongoing management is required to bring this area into favourable condition.
10. As an identified Biodiversity Opportunity Area (BOA), the site is also considered to be a location of best opportunity for the restoration and creation of nationally important habitats.
11. Designation as a LNR offers a further level of protection to the existing designations and the opportunity for careful management of the site, which can help to reverse the decline in species and habitats. This is in line with the requirements of national legislation on biodiversity, and the commitments of local policy to this. There is a care of duty for the Council to protect biodiversity within the Borough, contained within the NERC 2006, part 3, section 40, and the declaration and subsequent management of the site as a LNR will allow the Council to comply with this duty. The commitment to this duty is included within the Council's Core Strategy at paragraph 5.2.12.
12. The associated Management Plan will also help to deliver some of the BOA objectives, such as the restoration of 'priority' habitats such as the calcareous grassland, Beech and Yew woodlands, and mixed deciduous woodlands.
13. Once declared, the LNR can be incorporated into the Council's Development Management Plan and be reflected on the Policies Map.

#### **Recreation and access to nature**

14. Access to green open spaces and wildlife is widely accepted to have very positive benefits for health and wellbeing; the provision of suitable natural green open spaces can contribute widely to health and mental health objectives in the Borough, and generally maintain or improve quality of life. Not only does it provide opportunities for exercise and fresh air, but being close to nature is thought to assist in alleviating stress, depression and other mental problems. One of Reigate & Banstead Borough Council's Five Year Plan Priorities is to encourage healthy lifestyles through the use of open spaces.
15. Chipstead Downs and Banstead Woods is a valuable resource in the Borough for health, wellbeing, and quality of life: it is accessible locally and highly valued, and it receives a large number of people year-round, with people using the site for walking (including with dogs), playing, and enjoying the landscapes, views and local wildlife.

16. Annual visitor numbers are in the region of 150,000 people per year, based on car park analysis alone.
17. Designation as a LNR will provide enhanced opportunities for the Council to manage the site positively not only for biodiversity but also for visitors, and to raise the profile of the site as a location to experience open space, wildlife, and excellent views.

### **Management of recreational pressures on habitats and the environment**

18. Whilst it is important for people to be able to access and enjoy the Borough's open spaces, visitor activities such as walking dogs can create pressures on local ecosystems, and can degrade habitats. It will therefore be important that the site is carefully managed to make sure that the needs of people are met at the same time as avoiding degradation to the environment. The Management Plan that has been prepared sets out how careful habitat management of the chalk grasslands and ancient woodlands will be undertaken, including through sensitive people placement using the existing network of footpaths. Management would consider the local site, and also its wider context.
19. Work carried out by Natural England demonstrates that through the provision of a well-managed LNR people can be inspired to value and conserve the natural environment themselves. Access to nature can provide educational opportunities for children and adults, such as wildlife watching, in turn engaging people to protect the precious environment. These activities already take place on this site, for example schools and local scouts enjoy the site, and there are local bird-watching groups and volunteering groups. These activities will continue to be encouraged and promoted.

### **OPTIONS**

20. Option 1: The site could be declared and designated as a Local Nature Reserve, promoted as an important resource within the Borough, and managed purposefully and holistically to cater for growing numbers of visitors to the delicate habitats, whilst ensuring its protection and enhancement. **This is the recommended option for this site.**
21. Option 2: The site is protected under a variety of national and local designations and could continue with this level of protection without the additional designation as a Local Nature Reserve. However this would limit the opportunities to address some of the needs of the site in terms of conservation and management of people. **This option is not recommended for this site.**

### **LEGAL IMPLICATIONS**

21. A legal agreement has been prepared and agreed in principle between the owners of the site - Surrey County Council and Reigate & Banstead Borough Council - allowing RBBC to declare the site as a Local Nature Reserve on behalf of SCC; this will need to be signed after Executive approval for the declaration of the LNR due to RBBC's subsequent obligation to declare the site as a Local Nature Reserve. The declaration would take place simultaneously. A public notice will be displayed announcing the declaration.

## **FINANCIAL IMPLICATIONS**

22. Management of the Chipstead Downs and Banstead Woods will continue to be undertaken by the Borough Council in partnership with the Downlands Partnership, and would continue to be undertaken within agreed budgets for the Council.
23. There may be a small cost associated with a LNR launch event: sponsorship options for this are being investigated; otherwise it will be funded through agreed budgets.

## **EQUALITIES IMPLICATIONS**

24. An Equalities Impact Screening Assessment has been undertaken, and has identified no negative impacts, and some positive impacts, for various groups of people. This is attached at **Annex 1**.

## **COMMUNICATION IMPLICATIONS**

25. This joint project between Reigate & Banstead Borough Council and Surrey County Council has also involved the Downlands Partnership who, as managers of the site, have been fully involved in the proposal.
26. If the declaration as an LNR is agreed, a launch event will be held in early summer to publicise the new nature reserve, and associated communications activities will be carried out.

## **RISK MANAGEMENT CONSIDERATIONS**

27. No strategic risks have been identified. There are operational environmental risks associated with visitor use of sensitive natural habitats, but the accompanying Management Plan (**Annex 1**) provides an appropriate mechanism to properly manage this risk.

## **OTHER IMPLICATIONS**

28. No other implications have been identified.

## **CONSULTATION**

29. Natural England, the statutory consultee, has approved the declaration of the site as a Local Nature Reserve. Relevant local ward members and Executive Portfolio Holders have been briefed.
30. Informal consultation has been undertaken with stakeholders, including at the Greenspaces Team Countryside Day, in September 2016.

## **POLICY FRAMEWORK**

31. The recommendation for approval to declare this site as a Local Nature Reserve is consistent with the Five Year Plan priority regarding health and open space, and addresses requirements set out in the Council's Core Strategy about the protection and enhancement of biodiversity and valued landscapes.

**Background Papers:**


1. Equalities Impact Assessment Screening Report
2. Correspondence from Natural England in relation to LNR declaration
3. National Planning Policy Framework (NPPF), 2011  
<https://www.gov.uk/guidance/national-planning-policy-framework>
4. Reigate & Banstead Local Plan Core Strategy, 2014 [www.reigate-banstead.gov.uk/corestrategy](http://www.reigate-banstead.gov.uk/corestrategy)
5. Corporate Plan 2011 -15 [http://www.reigate-banstead.gov.uk/council\\_and\\_democracy/about\\_the\\_council/plans\\_and\\_policies/corporate\\_plan/index.asp](http://www.reigate-banstead.gov.uk/council_and_democracy/about_the_council/plans_and_policies/corporate_plan/index.asp)





Executive  
23 March 2017

Agenda Item: 6 Annex 1  
Chipstead Downs & Banstead Woods  
LNR Management Plan



# Chipstead Downs & Banstead Woods Local Nature Reserve

## DRAFT Management Plan (July 2017)

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1	Surrey Wildlife Trust SNCI Review 2013 – Dene Fields
2	Historical Context
3	Higher Level Stewardship Information
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5	Gas pipeline location plan
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## 1. Introduction

- 1.1 This document aims to provide a strategic management overview for Chipstead Downs and Banstead Woods and will guide the overall approach to the management of these open spaces.
- 1.2 The plan consists of 7 sections. Section 2 reviews the policy and legislation context, Section 3 reviews the background context to the development of the plan, and Section 4 identifies the individual sites and relevant stakeholders. Section 5 provides statements of significance for each individual site, and also identifies issues and constraints for each site, and a timetable for delivery is featured in Section 6. A bibliography completes the document, and there is a section on the history of the site at Appendix 2.
- 1.3 Chipstead Downs and Banstead Woods is located 1km south of Banstead and directly west of Chipstead in Surrey (see Plan 1). The site comprises rich habitats of chalk grassland, ancient and newly created woodland and has been managed in partnership by Reigate and Banstead Borough Council and The Downlands Partnership (DP) (formerly Downlands Project) since the 1990s.
- 1.4 The area is highly valued by the local community, particularly for walkers and those that are interested in the local wildlife. Many people come to savour the richness of the landscape and the views which are amongst the finest on the North Downs.
- 1.5 The area is identified as a potential Local Nature Reserve (LNR), and this document fulfils one of the prescribed requirements of the designation process.

### The need for conservation

- 1.6 The Chalk Grassland of Chipstead Downs and the Ancient Woodland of Banstead Woods are both threatened habitats. Although woodland is common in Surrey, ancient woodland is of special significance because 60 percent has been lost since 1945. Calcareous grassland is also in serious decline in both the UK and in mainland Europe. Only 1 - 2 percent of this grassland remains in the UK, the remaining 98 percent having been lost to intensive agriculture, development or abandonment to secondary woodland. The remaining chalk grasslands are now fragmented and isolated, placing genetic diversity at these sites seriously at risk. Conservation of the habitats within the area of interest and balancing this with its use as a public open space is therefore the overriding consideration of this document.
- 1.7 Underpinning the management of the sites is a great deal of legislation, primarily the conservation designations. A large area of the site (Chipstead Downs and including Banstead Woods) is designated a Site of Special Scientific Interest (SSSI) (Appendix 4 contains the most up to date SSSI citation information), and most of the remainder is designated a Site of Nature Conservation Importance (SNCI) (see Appendix 1 for further details on the SNCI). The owners, managers and users of the site have statutory responsibilities to ensure that management practices employed comply with the law; for example, management should take into account the need to manage the SSSI in a favourable condition. There are also a host of moral responsibilities to be considered, to site users and its wildlife alike.
- 1.8 The landscape of the area is also of great importance to many people and it is important to continue and sometimes re-establish the types of management that have shaped the look and feel of the area over the centuries.

## Vision Statement

- 1.9 Chipstead Downs and Banstead Wood is an extremely valuable resource for people and wildlife. For many centuries this area has been enjoyed as a place of tranquil beauty, a wild escape from the noise and pollution of the city. Today it continues to be a place of irreplaceable wildlife value, a place for peaceful contemplation and wide open vistas, where one can walk and play, improving health and mental wellbeing.
- 1.10 This wonderful place needs our careful protection, ensuring the needs of people are met without the degradation of wildlife. We will maintain a healthy ecosystem by careful habitat management of the rare Chalk Grassland and Ancient Woodland, reducing public pressure using sensitive people placement with the existing footpath network.

## 2. Policy & legislation context

### 2.1 *The National Parks & Access to Countryside Act 1949*

2.1.1 Section 21 of the Act gives local authorities the power to acquire, declare and manage nature reserves. The term 'Local Nature Reserve' is not used in the Act but this has since become the common usage term for nature reserves managed by local authorities in accordance with the Act.

2.1.2 The responsibility for selecting, acquiring and making arrangements for management of these reserves lies with local authorities. Section 21(6) of the Act states that a local authority can only declare an LNR after consultation with Natural England.

### 2.2 *Natural Environment and Rural Communities Act (NERC) 2006 (as amended April 2016)*

2.2.1 Schedule 11 (12) of the Act describes a nature reserve as land managed either solely for a conservation purpose, or for both conservation and recreational purposes (provided the management of the latter does not compromise the management of the former), to provide special opportunities for the research and study of, and/or preservation of flora, fauna, geological or physiographical features of special interest in the area. Land is managed for a recreational purpose if it is managed for the purpose of providing opportunities for the enjoyment of nature or for open-air recreation.

### 2.3 *The National Planning Policy Framework (NPPF)*

2.3.1 The NPPF was adopted in 2012 and supersedes previous Planning Policy Statements and Guidance. It sets out the Government's planning policies for England and how these should be applied. Section 11 of the document, which covers 'Conserving and enhancing the natural environment', emphasises that the planning system should contribute to and enhance the natural and local environment, by protecting and enhancing valued landscapes; recognizing the wider benefits of ecosystems; and minimising impacts on biodiversity and providing net gains in biodiversity where possible, which contribute to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

2.3.2 Para 114 states that Local planning authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity. Para 117 states that in order to minimise impacts on biodiversity and geodiversity, planning policies should identify and map components of the local ecological networks, including the hierarchy of international, national, and locally designated sites of importance for biodiversity, as well as wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.

2.4 *Natural England – Local Nature Reserves in England: a guide to their selection and declaration (2010)*

2.4.1 Natural England recommends that LNRs should be of:

- high value locally for environmental education and/or research
- high natural interest locally to help safeguard rare, common, locally valued species, habitats and geo-diversity.
- Reasonable natural interests and of high value locally for the public to enjoy nature

2.4.2 Natural England recommends that everyone should have an accessible greenspace of 2 hectares within 300m of home; at least one accessible 20 hectare site within 5km of home; at least one accessible 100 hectare site within 5km of home, and at least one 500 hectare site within 10km of home. LNRs can contribute to these targets and the ANGSt (Accessible Natural Greenspace Standards)<sup>1</sup> standard of a minimum of 1 hectare of LNR per 1,000 head of population.

2.4.3A LNR should be of reasonable size to support a viable ecological interest and also have the capacity to support public use. LNRs play a key role in engaging and involving communities, in securing healthy places where they want to live. They can also help local authorities meet their biodiversity duty under Section 40 of the NERC Act 2006, and Local Area Agreement targets across a wide range of national indicators.

2.5 *Reigate and Banstead Local Plan Policy*

2.5.1 The Core Strategy was adopted in July 2014 and sets out the spatial strategy for the borough over the plan period to 2027. Policy CS2 (Valued Landscape and the Natural Environment) states that in considering the allocations of land and/or proposals for significant development, the Council and developers will be required to protect and enhance the borough's green fabric. Specifically in relation to Local Nature Reserves, part 1e of the policy emphasises that LNRs will be protected for their biodiversity value and where appropriate enhanced.

The Council is also currently undertaking preparation of the emerging Development Management Plan (DMP) which will set out the detailed planning policies for shaping development in the borough. This document underwent consultation during the summer and early autumn of 2016 (Regulation 18). A revised draft, taking account of responses, will be consulted upon during 2017 (Regulation 19) before submission of the plan to the Secretary of State for Independent Examination. It is anticipated that the final DMP will be adopted by the Council in 2018. Once officially designated as a Local Nature Reserve, this site would be included in the proposals map for the DMP.

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<sup>1</sup> Natural England's 'Nature Nearby' Accessible Natural Greenspace Guidance published in March 2010 - <http://webarchive.nationalarchives.gov.uk/20140605090108/http://publications.naturalengland.org.uk/publication/40004?category=47004>

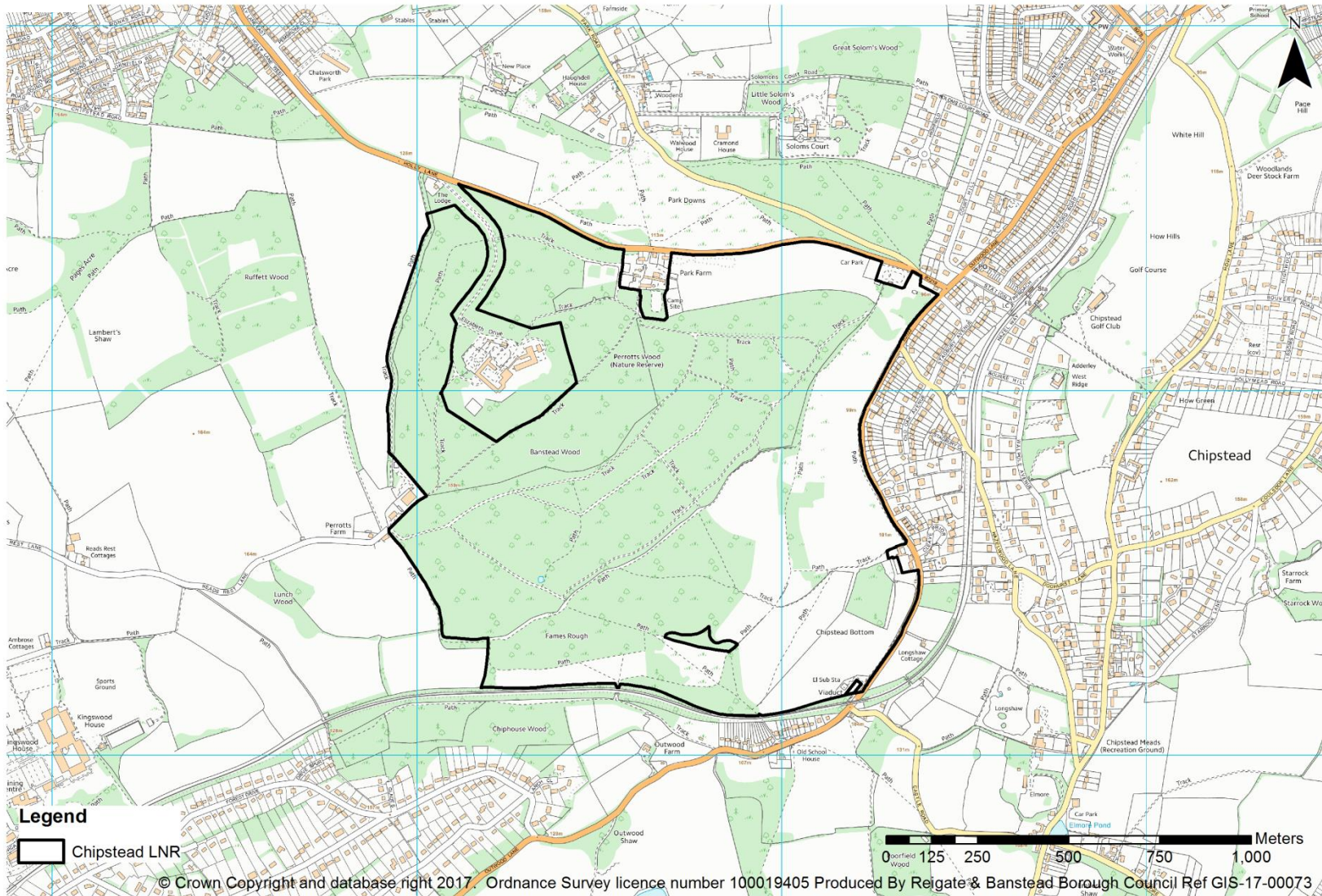
### **3. Background to the development of this plan**

- 3.1 Chipstead Downs & Banstead Woods, and the smaller open spaces which lie close to them, represent a significant resource to Reigate and Banstead Borough Council (RBBC), Surrey County Council and to the Borough's residents. Reigate and Banstead Council's 2011 Residents' Survey lists 'parks, open spaces and playgrounds' and 'access to nature' within the top 10 of the 'factors which are important in making somewhere a good place to live. This priority is reflected in the Borough's 5 Year Plan 2015 - 2020 with 'Self-reliant and thriving communities - a clean, green, safe and healthy borough' as one of the three key Strategy themes. The Surrey County Council Corporate Strategy 2015-20 places great importance on helping an aging population to remain independent as long as possible and encouraging the population as a whole to adopt a healthy living approach. There is also importance given to the investment of flood and maintenance schemes.
- 3.2 There is now a substantial body of research which quantifies the benefits which open space can provide. These benefits include significant contributions to physical and mental health and wellbeing, to biodiversity and nature conservation, to flood control, air quality, carbon storage and mitigating climate change, to recreation and to education, to community cohesion, to regeneration and economic prosperity and, in the well wooded county of Surrey, to fuel production.
- 3.3 Recognition of the value of this resource has ensured that the concept of 'Green Infrastructure' has been established as government policy (through the Government's National Planning Policy Framework, March 2012) and has prompted RBBC to prepare a Green Infrastructure Strategy (GISy) for the whole Borough. The GISy will look at developing, enhancing and managing a network of green spaces and corridors, to complement housing, provide regeneration, and bring a range of social, environmental and economic benefits. The plan is committed to delivering a new LNR in the north of the Borough. Chipstead Downs & Banstead Woods have an important role in the delivery of all these objectives.
- 3.4 Chipstead Downs and Banstead Woods are also of particular importance for the delivery of biodiversity and nature conservation at both national and local level. This aspect is supported or influenced by a range of policy documents including the Natural Environment White Paper 2011 and Biodiversity 2020. In Surrey, the delivery of outcomes in Biodiversity 2020 is through Biodiversity Opportunity Areas (BOAs) and this site is included in BOA ND05: North Downs; Banstead Woods and Chipstead Downs, and this management plan helps deliver Objectives/Targets for restoration and creation of Priority habitats – Calcareous grassland, Beech & Yew woodland, and mixed deciduous woodland.
- 3.5 The site is subjected to a number of pressures associated with the use by a great many people and one of the aims of this plan is to consider how these pressures should be managed, in a local, site context and wider afield. It is hoped that the document will aid the various stakeholders to find ways to balance the needs of all users. Appropriate land management is essential to ensure that these open spaces contribute not only to green infrastructure in general, but also to the fulfilment of a variety of functions specific to locality and open space characteristics. As a result, RBBC and SCC are committed to preparing Green Space Management Plans across the Borough.

- 3.6 It has been proposed that the area highlighted on Plan 1 is designated as a Local Nature Reserve and as such it is a requirement that a management plan is produced that will steer and coordinate the management of the area. This is particularly useful because the landowners and managers are Surrey County Council and Reigate & Banstead Borough Council and the two authorities have worked together for many years through the Downlands Partnership.
- 3.7 The Downlands Partnership provides an urban fringe countryside service covering the area of North-East Surrey and the Southern part of London. The Partnership remit includes:
- The implementation of small scale environmental improvement works;
  - Provision of a conservation grazing service;
  - To increase public knowledge and understanding of the local countryside;
  - To improve public access to the countryside for informal outdoor recreation;
  - To protect landscape features and enhance the natural beauty of the area;
  - To conserve areas of history and archaeological features;
  - To work in partnership with the local community and others to achieve the above.

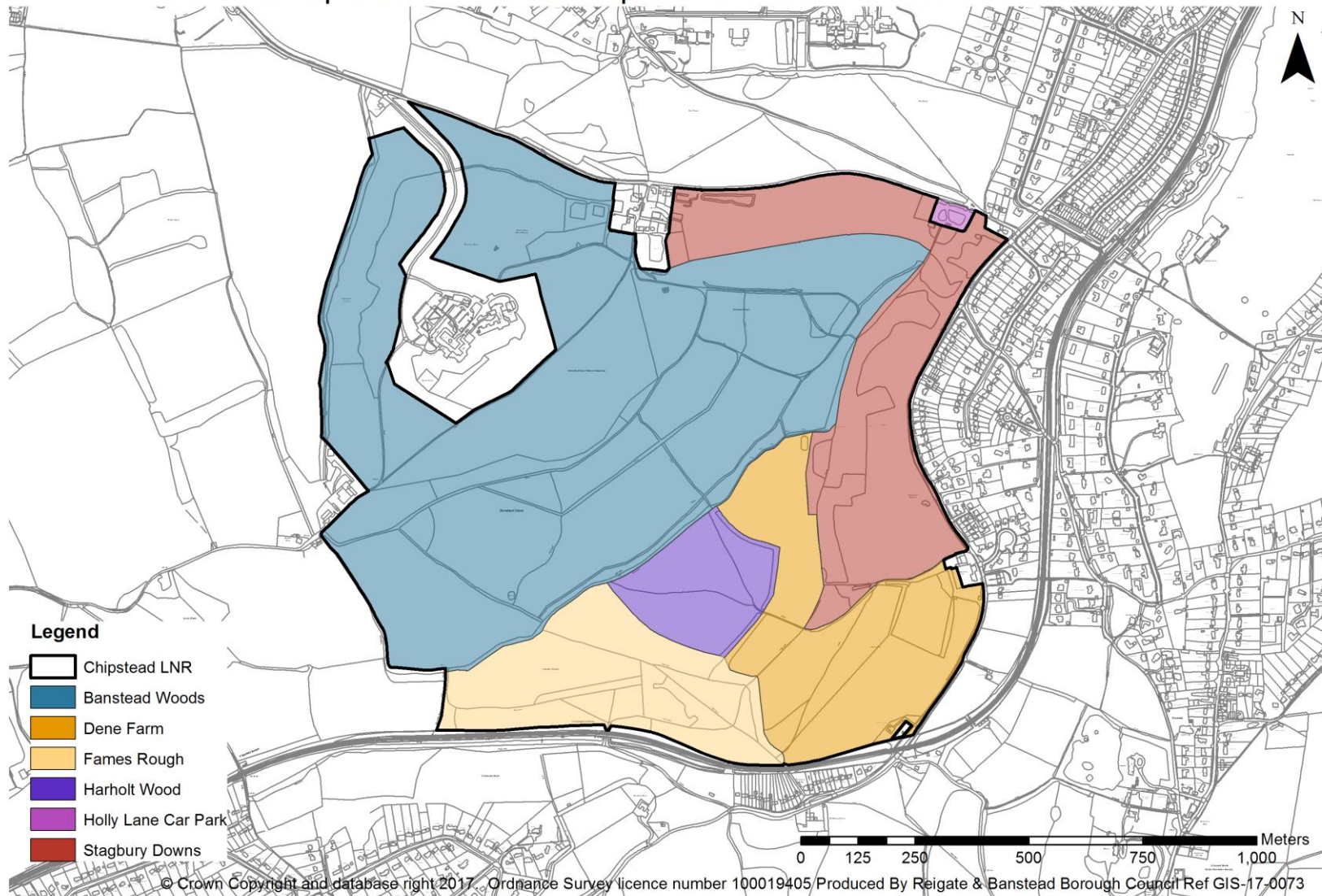


**Plan 1: Location of Banstead Woods and Chipstead Downs Proposed Local Nature Reserve (LNR)**





### Plan 2: Compartment Plan of Chipstead Downs and Banstead Woods



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#### 4. Open spaces and stakeholders

4.1 The open spaces covered by this management plan are listed below in Table 1 and are shown on Plan 2 above.

**Table 1**

Name	Landowner	Grid Ref (Approx. Centre of site).	Ward(s)	Area of site
Banstead Woods	RBBC	TQ 26401 57895	Kingswood with Burgh Heath Ward	83 Ha (205 acres)
Stagbury Downs	RBBC	TQ 27171 57723	Kingswood with Burgh Heath Ward (part)	25 Ha (62 acres)
			Chipstead, Hooley and Woodmansterne Ward (part)	
Fames Rough	SCC	TQ 26551 57275	Chipstead, Hooley and Woodmansterne Ward	16 Ha (40 acres)
Dene Farm	RBBC	TQ 27135 57391	Chipstead, Hooley and Woodmansterne Ward	20 Ha (49 acres)
Harholt Wood	SCC	TQ 26773 57502	Chipstead, Hooley and Woodmansterne Ward	7 Ha (17 acres)

4.2 All the sites within this plan lie within the Banstead, Woodmansterne and Chipstead Surrey County Council Division.

4.3 Major stakeholders affected by the implementation of the LNR and this management plan include the following:

#### Major Stakeholders

- Surrey County Council (Land owner)
- Reigate and Banstead Council (Land Owner)
- Downlands Partnership
- Downlands Trust
- Surrey Wildlife Trust
- Woodchips Conservation Volunteers
- Canons Farm Bird Group
- Plateau (Local Archaeology group affiliated to the Surrey Archaeology Society)

## 5. Statements of significance, issues and constraints

- 5.1 The five compartments which make up the potential Chipstead Downs and Banstead Woods Local Nature Reserve are important on many levels. They are all designated from a local level to being of national importance for their natural history, and also contain elements of historic importance (see Appendix 2 for historical context data). As one large block of open space they represent a green space resource of outstanding significance to a great number of people from within the borough of Reigate and Banstead, and also from further afield towards South London.
- 5.2 In addition to providing accessible open space for residents, the sites create a significant area of less intensively managed countryside, which is linked by Green Infrastructure (GI) Corridors to an extensive area of rural countryside. The overall area links places as far apart as Merstham, Banstead and Coulsdon. The whole area is of significant landscape value.
- 5.3 The GI benefits have potential to be improved, although achieving the balances between maintaining the wildlife value and the use of the LNR area by the public is a challenge, as is maximising the benefits of all with limited and reducing resources.
- 5.4 Specifically these sites represent the following features:

### Habitats

- Open/amenity grassland
- Calcareous grassland including downland and meadows
- Woodland, including ancient semi-natural woodland
- Dead wood as a habitat feature
- Veteran trees and historic pollards
- Orchard
- Roadside trees
- Scrub
- Hedgerows
- Ponds

### Key Features

- Extensive views into and out of the sites
- Conservation grazing
- Historic landscape features

### Facilities

- Information boards
- Art works/sculptures
- Car parks and cycle racks
- Public rights of way
- Links to other open spaces/countryside (footpaths, trails, long distance routes).

**Designations/  
Status (See  
Plans 2 & 3)**

- Open Access Land
- Metropolitan Green Belt
- Area of Great Landscape Value
- Historic Park & Garden (abuts)
- Site of Special Scientific Interest
- Ancient Semi Natural Woodland
- Site of Nature Conservation Importance
- Environmental Stewardship Funding
- Grade II Listed Buildings
- Area of Archaeological Importance

5.5 The management issues and opportunities for the site as a whole are set out in the table below, whilst the key characteristics and significant values of individual sites within the potential LNR, are summarised further below.

<b>WHOLE SITE - MANAGEMENT ISSUES AND OPPORTUNITIES</b>		
<b>REF</b>	<b>ISSUE</b>	<b>MANAGEMENT REQUIRED</b>
1.	Infrastructure maintenance	Boundary maintenance
		Path maintenance
		Sign post and sign maintenance
		Maintain interpretation boards
		Bench and seat maintenance
		Bird box maintenance
2.	Control of invasive and undesirable species	Work with outside bodies to monitor invasive pests and take necessary action
3.	Tree safety	Inspection of ride side trees for public safety.
		Implementation of identified works
4.	Access for all	Produce access plan for site (including assessment of access provision for less able people) Carry out visitor survey and monitoring
5.	Dog Management	Dog fouling
		Control of dogs
6.	Holly Lane car park	Maintain surface, fences and gates. Annual review of infrastructure.
7.	Management of historic features	Liaise with local archaeological groups and others as necessary.
8.	Resources	Investigate and apply for grants and other funding applicable to the site.
9.	Management plan review	To be agreed with all parties involved with the management of the site.

**High Pressure Gas Pipes and Overhead Cables**

Chipstead Downs and Banstead Woods has some high pressure pipe lines running through the landscape. This would affect any proposed new planting in or around the areas. The distance for wayleaves on each side of the pipeline is 3 metres.

To avoid unnecessary danger to contractors, volunteers and RBBC staff, they will be given a map of the location of the gas pipes as attached at appendix 5. This should always be verified before carrying out any work on the site with the energy company.

General guidance from the national grid on how to work near the pipes is also attached at appendix 6.

There will be a need for the removal/relocation of some trees following the discovery of pipelines on this site, and this work will be ongoing with the Downlands Partnership.

In the nature reserve there are a few locations with overhead power cables and phone lines. It is important that the correct safety precautions should be taken when carrying out any works in this area. For the benefit of the user HSE guidelines are attached for further details (appendix 7).



5.6 **Banstead Woods**



**Summary Details:**

Landowner	Reigate and Banstead Borough Council
Managing organisation(s)	Reigate and Banstead Borough Council
Locality	Reigate and Banstead Borough Council in association with the Downlands Partnership. The Woodchip Volunteers provide help and advice as appropriate as well as surveying in the area.
Key features	1 mile to the south of Banstead Town Centre (TQ 273583), adjoins the village of Chipstead.
Facilities	Ancient semi natural woodland, orchard, secondary woodland, coppice areas, historic landscape features including Medieval wood banks, veteran trees, woodland pond. An old orchard is to be found on the northern border.
	Seating
	Car park (Holly Lane car park)
	Cycle racks (Holly Lane car park)
	Informal, non-statutory, path network
	Self-guided nature trail
Status (See Plans 2 & 3)	Running course
	Site of Special Scientific Interest
	Ancient Semi Natural Woodland
	Metropolitan Green Belt
	Area of Great Landscape Value
Grant Schemes	Public open space
Grant Schemes	None

5.6.1 In terms of size Banstead Wood can be viewed as the major site in the unit. The Wood has a long history of use and is at least alluded to in the Domesday Book of 1086. The Wood has been owned through the years by Queens of England, Knights of the Realm and many other interesting people.



5.6.2 The Wood comprises of 83 Hectares (205 acres) of predominantly ancient oak woodland, with a mixture of oak, beech, sweet chestnut and areas of beech and pine plantations. Much of the Oak within the Wood is Sessile Oak (*Quercus petraea*), one of the original reasons for the inclusion of the site within the Chipstead Downs Site of Special Scientific Interest.

5.6.3 In the centre of the Wood is a large and privately owned residential site, formerly a hospital and before that the home of various people, including the Baring family of banking fame and during the 19<sup>th</sup> Century large areas of the Wood were formalised and exotic trees and shrubs were planted throughout the wood and especially in the area surrounding the house. The invasive *Rhododendron ponticum* was planted at this time and it soon became a problem and had a great effect on the habitats to be found in the Wood.

5.6.4 Since 1991 over fifty acres of invasive *Rhododendron spp* has been removed by the Downlands Partnership and contractors employed by RBBC and over 150 volunteers were involved each year with the soon very popular Banstead Woods Megabash. By 2014 it was felt that the battle with the plant had largely been won and the event ended in 2014. Small scale clearance of isolated areas of *R. ponticum* continues every year to clear the remaining areas.

5.6.5 Banstead Wood also includes several areas of hazel coppice, some of which have not been managed for many years. Some coups have been coppiced for the last 15 or so years by volunteers, on a seven year rotation, cutting one coup per year. An orchard comprising of a variety of old varieties of apple, pear, cherry and plum trees was restored by the DP in the late 1990's. The orchard is intermittently grazed by sheep owned by the Downlands Partnership. Work is needed to improve the management of this area.

BANSTEAD WOODS - MANAGEMENT ISSUES AND OPPORTUNITIES		
REF	ISSUE	MANAGEMENT REQUIRED
10.	Control of invasive and undesirable species	Agree programme of management of <i>Rhododendron ponticum</i> , Spanish and hybrid bluebell and Himalayan balsam plus any other invasive and undesirable species found in the Woods.
11.	Coppicing	Draw up coppicing plan, to include analysis of stool density and replanting programme.
12.	Orchard management	Produce project plan for the duration of the main LNR plan
13.	Mature tree management	Maintain veteran trees and select younger ones to be promoted as future veterans.
14.	Tree planting	Produce planting programme
15.	Ride side cutting	Annual cut 1 metre each side of track
		Annual cut of overhanging vegetation
16.	Nature Trail maintenance	Annual post maintenance including cut vegetation and maintenance of all posts.
17.	Management of wood as timber resource	Include plantations in the Wood.
18.	Dead wood management	Retain standing and ground dead wood
19.	Pond management	Erect permanent fencing to stop dogs, ensure good signage to make people aware of issues, including not feeding ducks bread.

	
<p><b>Summary Details:</b></p>	
<p>Landowner</p>	<p>Reigate and Banstead Borough Council</p>
<p>Managing organisation(s)</p>	<p>Reigate and Banstead Borough Council in association with the Downlands Partnership. The Woodchip Volunteers provide help and advice as appropriate as well as surveying in the area.</p>
<p>Locality</p>	<p>1 mile to the south east of Banstead Town Centre (TQ 273575), adjoins the village of Chipstead.</p>
<p>Key features</p>	<p>Calcareous grassland, scrub (managed) scrub and secondary woodland (unmanaged), conservation grazing, historic features (including closed entrance to WWII tunnel). Small area of ancient woodland coppice, Landscape and views.</p>
<p>Facilities</p>	<p>Seating Public rights of way and other paths Banstead Countryside Walk (part)</p>
<p>Status (See Plans 2 &amp; 3)</p>	<p>Site of Special Scientific Interest (SSSI) Site of Nature Conservation Importance (SNCI) Ancient semi natural woodland Metropolitan Green Belt Area of Great Landscape Value Public open space</p>
<p>Grant Schemes</p>	<p>Higher Level Environmental Stewardship (2009 – 2017) Agreement Ref: AG00262628. Body responsible for implementation – Downlands Partnership.</p>



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- 5.7.1 From high vantage points the chalk grassland extends as far as the eye can see, interspersed with areas of mainly small, deciduous woodlands. The varied and attractive landscape of Stagbury Downs, with its rounded profile, abounds with colourful Downland flower species and associated invertebrate species and is a wonderful example of downland habitats. It is an area in which the public can wander and view what is the best of calcareous grassland in north-east Surrey.
- 5.7.2 The site teems with all manner of insect life and is home to many wild flower species, some of which are extremely rare. Many downland bird species have also been recorded.
- 5.7.3 At the time of writing all areas that are designated as SSSI were in 'Favourable' condition, those designated as SNCI remain as such, due to their considerable biological interest, which is improving all the time. The site dominates the local landscape and provides a platform from which the wider landscape can be appreciated.
- 5.7.4 The modern name of the site was coined some years ago and reflects the name of a large house that once stood overlooking the Downs, Stagbury House. According to a local website the house was demolished in 1972 and all that remains are two cedar trees, which stand in what was once the garden of the house.

<b>STAGBURY DOWNS - MANAGEMENT ISSUES AND OPPORTUNITIES</b>		
<b>REF</b>	<b>ISSUE</b>	<b>MANAGEMENT REQUIRED</b>
20.	Higher Level Stewardship agreement	Carry out works as specified within the agreement to ensure compliance and claim payments annually.
21.	Infrastructure maintenance	Check and maintain fences, gates, benches and other features.
22.	Control of invasive or undesirable species	Control ragwort in grazing and hay cut areas. Coarse grasses.
23.	Kidney vetch scrapes	Agree maintenance programme of these features.
24.	Hedgerow and shaw management	Maintain existing hedges through annual cutting, manage establishment of newly planted hedges, plant new hedges as appropriate, and maintain newly planted shaws.
25.	Anti-flooding measures	Support SCC Highways to install balancing pond and other measures to alleviate flooding in the valley, and ensure features are managed appropriately for wildlife.
26.	Surfaced path to Chipstead	Monitor and repair surface as required.
27.	All paths	Manage overhanging vegetation
28.	Management of historic features	Map all identified features, and management work to include entrance to old tunnel, which is collapsing/eroding.

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5.8 Harholt Wood

	
<b>Summary Details:</b>	
Landowner	Surrey County Council
Managing organisation(s)	In SWT contract. Downlands Partnership. The Woodchip Volunteers provide help and advice as appropriate as well as surveying in the area.
Locality	1 mile to the south east of Banstead Town Centre (TQ 267575), adjoins Banstead Woods.
Key features	Used to be woodland attached to Banstead Woods but was grubbed up for arable land. Ancient woodland boundary to the north. Mature shaws boundaries east, west and south with a mixture of natural regeneration and planted trees within.
Facilities	Informal, non-statutory, path network
	Self-guided nature trail
	SNCI
	Metropolitan Green Belt
	Area of Great Landscape Value
	Public open space
Status (See Plans 2 & 3)	SNCI
	Metropolitan Green Belt
	Area of Great Landscape Value
	Public open space
Grant Schemes	None

5.8.1 Harholt Wood is an area of newly created woodland managed by the Downlands Partnership and is located between Banstead Woods and Chipstead Downs. Old maps of the area show that it was historically covered with woodland, and was part of Banstead Wood until it was cleared to become pasture land for the war effort. The Downlands Partnership successfully applied for a Woodland Grant Scheme which was used to part fund the planting of many thousands of trees with the rest of the areas left for natural regeneration. Two of the main rides are also managed for wildlife. It is hoped that coppicing will take place in future years. Work is carried out in partnership with the Woodchip Volunteer Group and The Canons Farm Bird Group.

<b>HARHOLT WOOD - MANAGEMENT ISSUES AND OPPORTUNITIES</b>		
29.	Control of invasive species	<i>Rhododendron ponticum</i> on the woodland edge bordering Banstead Woods
30.	Coppicing	Draw up future coppicing plan for maturing trees. Many planted trees are now 10 years old with natural regeneration over 10 years.
31.	Ride cutting	Annual 12 metre cut 4 metres short in centre and 4 metres graded either side to protect insect populations.
32.	Nature Trail maintenance	Annual post maintenance including cut vegetation and maintenance of all posts.
33.	Tree safety	Inspection of boundary trees for public safety, including Reigate and Banstead boundary.
		Implementation of identified works
34.	Infrastructure maintenance	Inspection and maintenance of site boundary, including fences and signage
		Bird box maintenance
35.	Management of public access	Assess access across the site and whether some paths require closure to protect nesting birds
36.	Agree annual work programme	Produce a woodland management plan
37.	Management of wood as timber resource	Establish potential trees for timber
38.	Investigate grants applicable to the site	Explore potential for future funding such as Woodland Grant Schemes

	
<b>Summary Details:</b>	
Landowner	Surrey County Council
Managing organisation/s	In SWT Contract. Downlands Partnership. The Woodchip Volunteers provide help and advice as appropriate as well as surveying in the area.
Locality	1 mile to the south east of Banstead Town Centre (TQ 264573), adjoins Banstead Woods
Key features	Chalk grassland (including rare species), mature woodland boundary, hazel coppice.
Facilities	Informal, non-statutory, path network Self-guided trail
Status (see plans 2 & 3)	SNCI
	Metropolitan Green Belt
	Area of Great Landscape Value
	Public open space
Grant Schemes	Higher Level Environmental Stewardship (2009 – 2017) Agreement Ref: AG00262628. Body responsible for implementation – Downlands Partnership.

5.9.1 Fames Rough is an area of chalk grassland and mature woodland which is to the south west of the management area. Very little management has taken place in the woodland except clearance of invasive Rhododendron. The chalk grassland areas have been managed by scrub clearance using volunteers and grazing with sheep and goats. There are a number of chalk grassland plant species within the chalk grassland area including two Red Data Book species of Ground Pine (*Ajuga chamaepitys*) and Cut-leaved Germander (*Teucrium botrys*). These plants are only found in a handful of sites in the UK and prefer disturbed soil such as when this field was ploughed to grow crops, albeit unsuccessfully, during World War II. Current management of the site includes autumn rotavating as recommended by The Surrey Botanical Society, which will hopefully encourage growth.

5.9.2 Several orchid species are to be found in parts of the site. In particular the Higher Level Stewardship agreement for this area is specific on the management of scrub margins to manage and encourage the spread of fly orchids *Ophrys insectifera*.

<b>FAMES ROUGH - MANAGEMENT ISSUES AND OPPORTUNITIES</b>		
<b>REF</b>	<b>ISSUE</b>	<b>MANAGEMENT REQUIRED</b>
39.	Higher Level Stewardship agreement	Carry out works as specified within the agreement to ensure compliance, and claim payments annually.
40.	Management of Red Data Book Species	Annual rotavating of selected areas to encourage arable plants such as Ground pine and Cut leaved germander.
41.	Scrub management for fly orchids	Control scrub encroachment into the grassland and maintain scalloped woodland edge.
42.	Control of invasive species	<i>Rhododendron ponticum</i> on the woodland edge bordering Banstead Woods. Scrub encroachment on the grassland. Ragwort control.
43.	Coppicing	Draw up future coppicing plan in surrounding wooded areas to include analysis of stool density and replanting programme.
44.	Management of grassland areas	Establish a grazing/cutting programme.
45.	Butterfly corridor cutting	Maintain clearance between grassland areas
46.	Self –guided Trail maintenance	Annual post maintenance including cut vegetation (encroachment) and maintenance of all posts.
47.	Tree safety	Inspection of boundary trees for public safety, including Reigate and Banstead boundary.
		Implementation of identified works
48.	Infrastructure maintenance	Inspection and maintenance of site boundary, including stock fencing
		Assessment of Dormouse boxes
49.	Management of public access	Ensure realignment of public rights of way, to avoid erosion of grassland.
50.	Management of wood as timber resource	Potential timber in woodland in northern part of site.
51.	Resources	Investigate and apply for grants and other funding, as applicable to the site.
52.	Agree annual work programme	All partners to meet in May of each year to agree the detailed work programme for the following year. Plan to be ready for implementation by the end of September.



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5.10 **Dene Farm**



<b>Summary Details:</b>	
Landowner	Reigate and Banstead Council
Managing organisation/s	Reigate and Banstead Borough Council, Downlands Partnership. The Woodchip Volunteers provide help and advice as appropriate as well as surveying in the area.
Locality	1 Mile to the south of Chipstead Station, adjoins Stagbury Downs
Key features	Species rich grassland
	Orchard/Nuttery
	Banstead Countryside Walk (part)
	Views
Facilities	Informal, non-statutory, path network
	Public Footpaths
	Benches
Status (See Plans 2 & 3)	SNCI
	Metropolitan Green Belt
	Area of Great Landscape Value
Grant Schemes	Higher Level Environmental Stewardship (2009 – 2017) Agreement Ref: AG00262628. Body responsible for implementation – Downlands Partnership.

5.10.1 Dene Farm is an area of grassland that until the early 1990's was farmed by a local tenant farmer. Following an unknown period of arable farming (mostly wheat or barley) the area laid fallow for some years until the tenancy came to an end.

5.10.2 Responsibility for the management of Dene Farm passed back to Reigate and Banstead Borough Council, specifically the then Leisure Services Department. The only possible management available was to 'top' the grass on an annual basis to prevent it from scrubbing over. Although this is not normally recognised to be a successful form of management it began to encourage several interesting species to colonise the area. Little public access at this time encouraged species such as the sky lark to nest in the fields and glow worms, several orchid species also began to appear.

5.10.3 Designated as a Site of Nature Conservation Importance in 2009, the site was included in the current Higher Level Environmental Stewardship agreement under which much of the

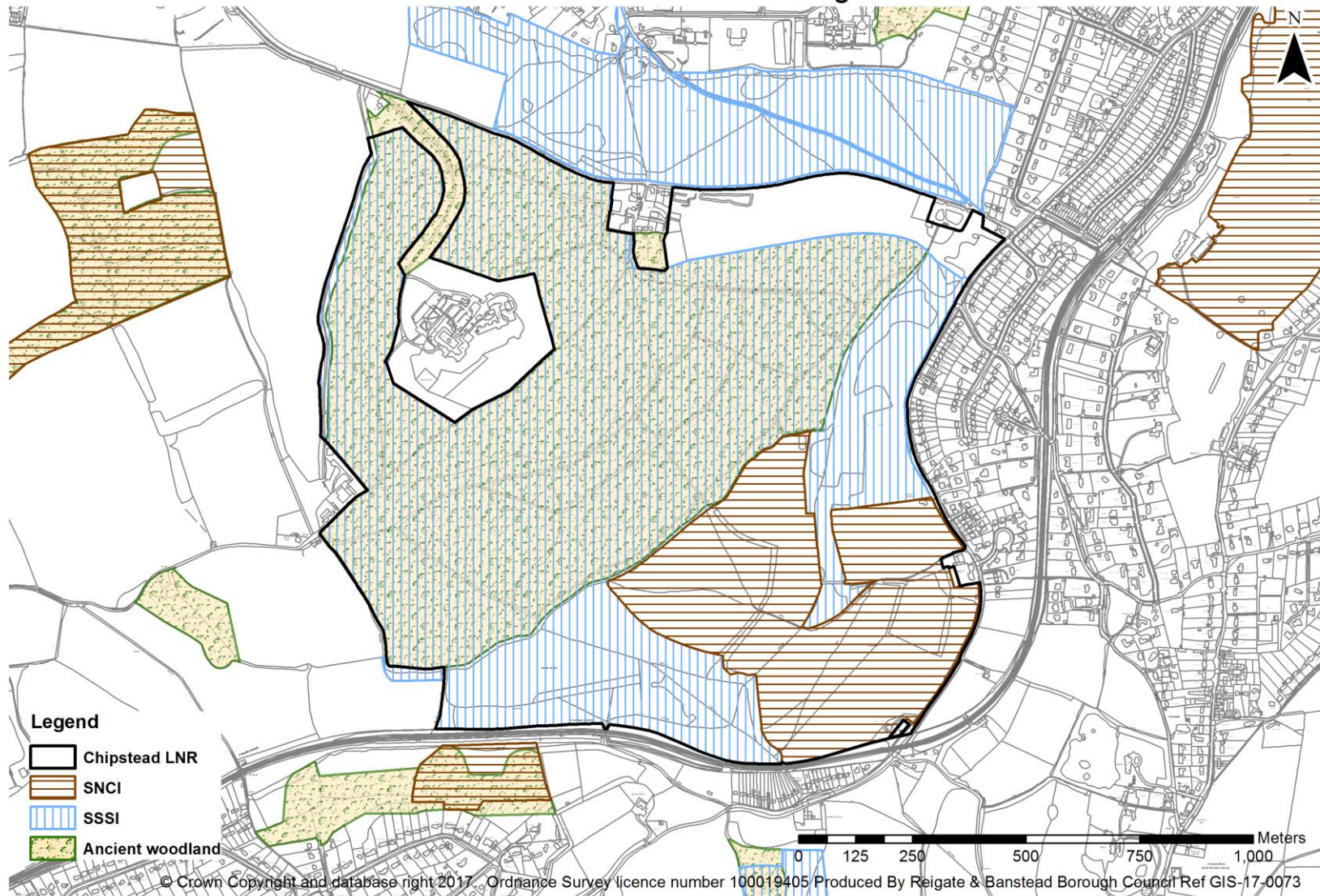
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site is grazed by cattle. The remains of a small and neglected orchard are to be found in the East of the site, and this also is included in the HLS agreement for restoration.

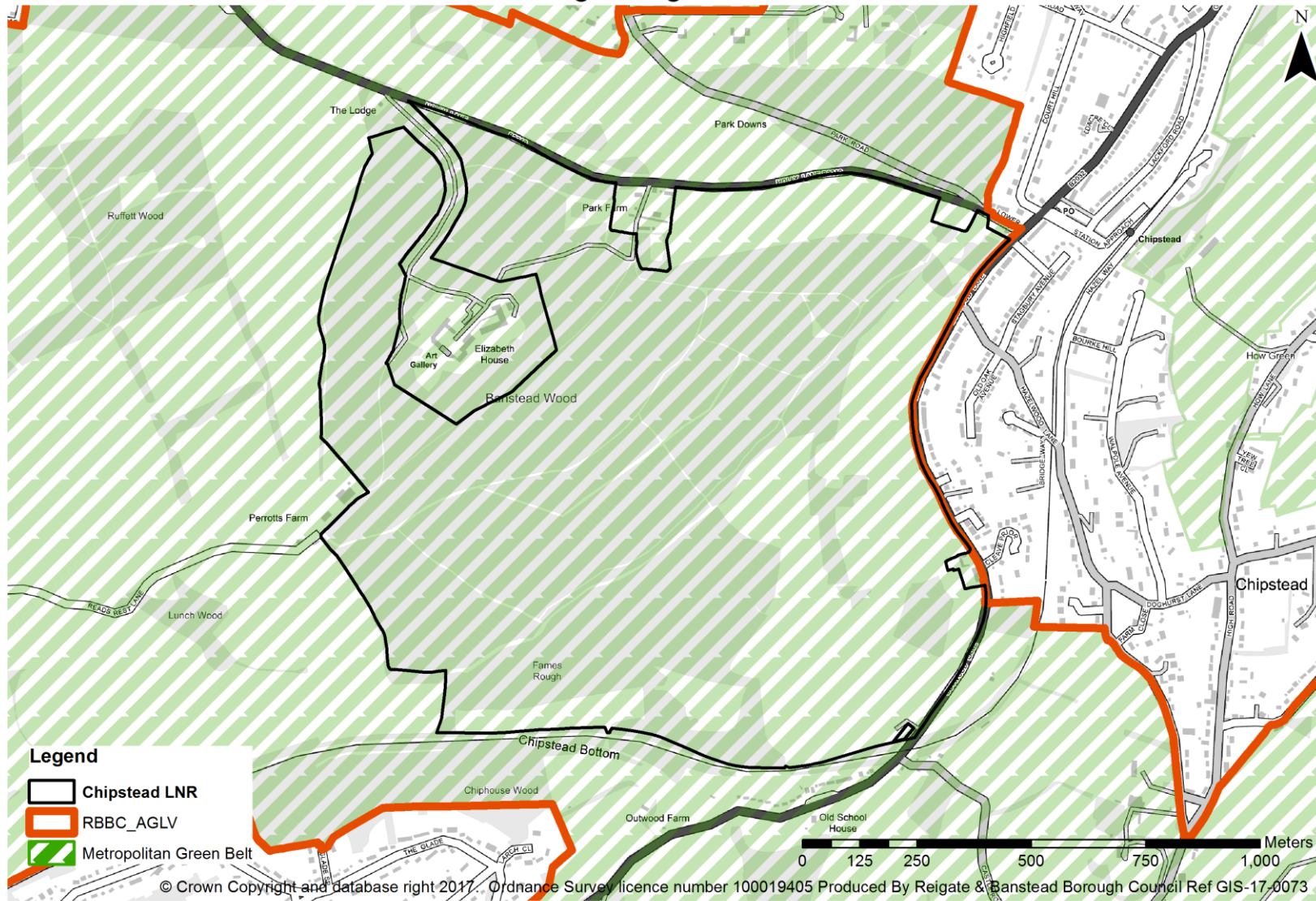
<b>DENE FARM - MANAGEMENT ISSUES AND OPPORTUNITIES</b>		
<b>REF</b>	<b>ISSUE</b>	<b>MANAGEMENT REQUIRED</b>
53.	Higher Level Stewardship	Implement agreement as appropriate to ensure compliance, and claim payments annually.
		Combine plan for improvements to the Nuttery with the Orchard, to produce a package of work suitable for grant support.
54.	Woodland shaws	Agreement management of these features.
55.	Kidney vetch scrapes	Agree maintenance programme of these features.
56.	Control of scrub within the grassland	Spray as required to control
57.	Tree safety	Inspection of ride side trees for public safety, including Reigate and Banstead boundary.
		Implementation of identified works
58.	Infrastructure maintenance	Inspection and maintenance of site boundary, including fences and signage
59.	Management of wood as timber resource	Potential timber in mature shaws

### Plan 3: Nature Conservation Designations

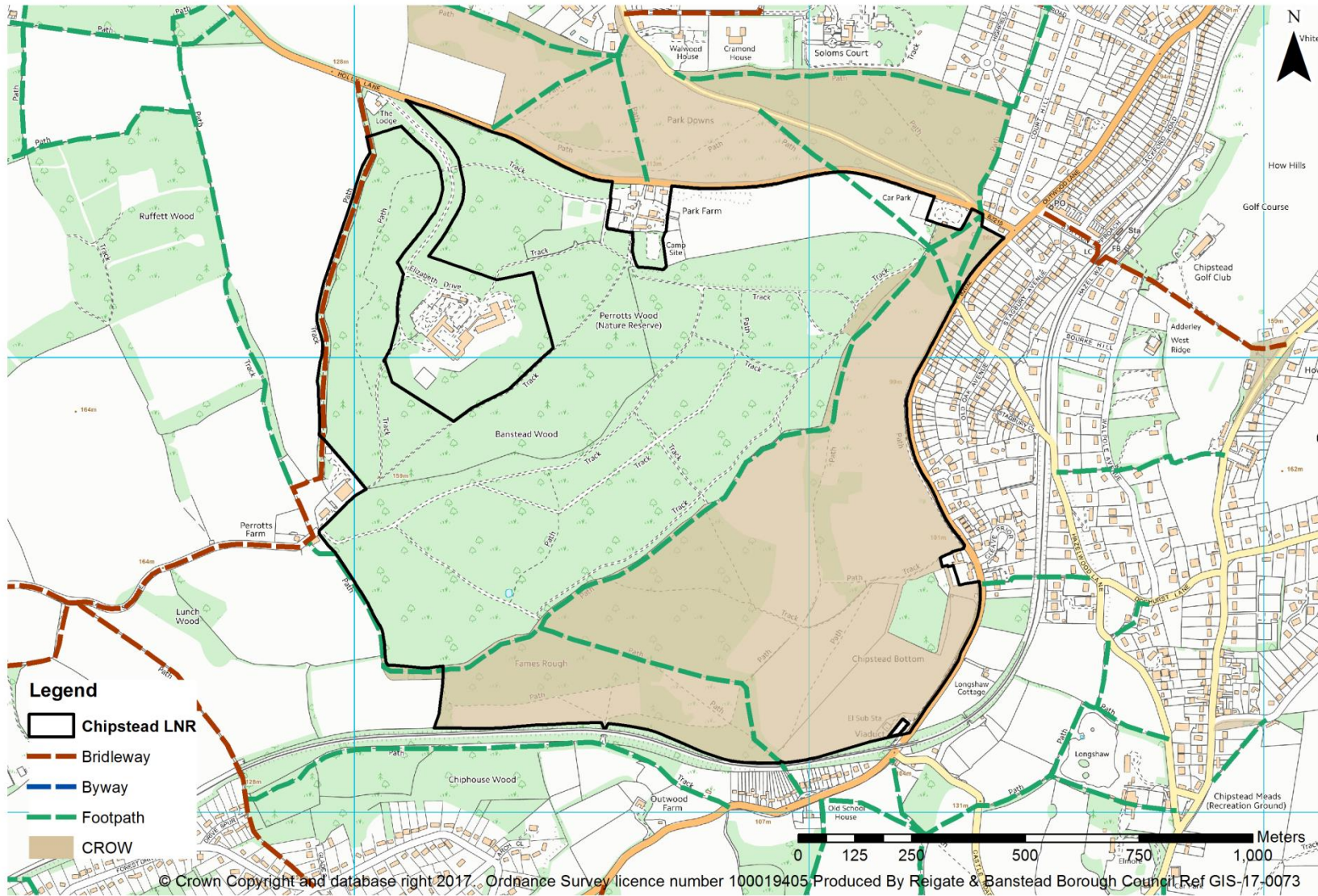




### Plan 4: Planning Designations



### Plan 5: Site Access





## 6. Management Prescriptions

### 6.1 Whole Site

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
1.	Infrastructure maintenance	Boundary maintenance – Inspect condition of fences and other boundary features to ensure site is kept secure and safe	Whole site	Annual - Summer	RBBC/DP	1	All boundaries inspected and works implemented.
		Path maintenance - Inspect all paths for condition, overhanging vegetation and general health and safety. Implement identified actions.	Whole site	Annual - Summer	RBBC/DP	1	All paths inspected and works implemented
		Sign post and sign maintenance	Whole site	Annual - Summer	RBBC/DP	2	All signs inspected and works implemented
		Maintain interpretation boards	Whole site	Annual - Summer	RBBC/DP	2	All boards inspected and works implemented
		Bench and seat maintenance	Whole site	Annual - Summer	RBBC/DP	1	All benches inspected and works implemented
		Memorial benches – agree policy on provision and management of memorial benches throughout the site. For each unit agree number of benches/bench sites, acceptable designs as well as agreements between the landowner and the donor.	Whole site	Year 1	RBBC/DP	1	Policy in place by the end of year one.
		Bird box maintenance	Whole site	January/February	RBBC/DP	1	All bird boxes inspected and works implemented
2.	Control of invasive and undesirable species	Work with outside bodies such as the Forestry Commission on and Natural England monitoring the spread of invasive pests such as Oak processionary Moth and ash die back and follow instructions as issued.	Whole site	Ongoing	SCC/RBBC	1	Instructions followed and discussions ongoing.
3.	Tree safety	Carry out inspections of trees adjacent to recognised paths and implement works as necessary.	Whole site	November	RBBC – Tree & Woodland Officer	1	Three year programme in place expected survey date 2017
				TBC	SCC/SWT	1	Surrey Wildlife Trust

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
4.	Access for all	Site audit to assess for less able people	Whole site	Year 1	RBBC/DP	1	Report produced
		Produce and implement improvements plan	Whole site	To be confirmed	RBBC/DP	1	Improvements plan agreed and implementation schedule produced.
5.	Dog management	<b>Dog fouling</b> – This is a national problem that needs careful coordination by multiple bodies. Wherever possible speak to dog walkers that are observed not to clear up after their dogs and if possible follow up through legal channels.	Whole site	Ongoing	RBBC	1	Annually reviewed
		<b>Dog control</b> – The threat of dog attacks to livestock grazing the site is a very real one. As well as this the general control of dogs is often not to acceptable standards. Individual incidents can be dealt with if seen at the time but wider action is needed to deal with the issue on a wider scale.	Whole site	Ongoing	All	1	Annually reviewed
6.	Holly Lane car park	Review infrastructure of car park and carry out works as identified	Holly Lane car park	Annual - summer	RBBC	1	Car park inspected, report produced, works implemented
7.	Management of historic features	Liaise with local archaeological and other related groups as necessary	Whole site	Ongoing	RBBC	1	Instructions followed and discussions ongoing
8.	Resources	Investigate and apply for grants and other funding as applicable to the site <b>as a whole</b> .	Whole site	ongoing	RBBC/DP	1	Meeting held to agree actions
9.	Management plan review	Annually review the success of the plan and adjust where necessary. In year four carry out a fundamental review to begin the process of planning the next period.	Whole site	Annually and year 4	All	1	Reviews held and documented, changes made.

## 6.2 Banstead Woods

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
10.	Control of invasive and undesirable species	Agree and monitor a programme of management of all undesirable species in the wood. Species include Rhododendron ponticum, Himalayan Balsam and Spanish and hybrid bluebells.	Whole site	Winter	DP/RBBC/ Volunteer groups	1	Plan produced and implementation begun.
		<b>Rhododendron ponticum and laurel</b> - Small areas still remain and these need to be controlled. Stumps to be treated with herbicide by suitably qualified personnel.	Locations specified in undesirable species plan	January and February	Woodchip Volunteers	1	Plan showing locations treated produced and appended to plan.
		<b>Rhododendron ponticum and laurel</b> – approach the owners of the residential site in the middle of the Wood to agree their management of the plants that	Boundary of the residential (old hospital)	Year 2	DP	1	Contact established and management agreed.

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
		are presently growing on their land. Issues include that the plant is growing on land adjacent to a SSSI, which could contravene the Wildlife & Countryside Act 1981 (as amended).	site				
		<b>Himalayan Balsam</b> – Continue hand pulling programme when the plant is found.	Whole site where found	April – Early May	Woodchip and local volunteers	1	Email reports of work carried out giving details of where and when.
		<b>Spanish and hybrid bluebells</b> – Spanish bluebell which has been introduced to the woods is a problem because it occupies space where the increasingly rare native bluebell could grow and it readily hybridises with the native species. While in flower the undesirable plants should be dug up and disposed of away from the site.	Whole site where found	April – September	Woodchip Volunteers	1	Email reports of work carried out giving details of where and when.
		<b>Sycamore</b> – This species tends to dominate in some areas of the wood. Young trees, saplings and seedlings will be cut or pulled to allow more desirable species of tree to grow.	To be mapped	Winter	Woodchip volunteers	1	Email reports of work carried out giving details of where and when.
		<b>Snowberry</b> – This plant is found in the corner of the orchard next to Holly Lane. It can be invasive and it is not a plant that should be allowed to grow in a SSSI.	Orchard	Winter/spring	RBBC	2	Plant eradicated.
11.	Coppicing	Produce coppicing plan. The plan should also consider how the coppicing product would be used and how to deal with deer problems.	To be mapped	Year 1	DP/RBBC	1	Plan produced and implementation begun.
		Coppice one coup per year in accordance with coppicing plan	Area specified	January	DP	1	Coppicing carried out.
12.	Orchard management	Orchard project plan to be produced, giving details of replanting, pruning and grazing if applicable and possible. Combine plan for improvements to the Orchard with the Nuttery to produce a package of work suitable for grant support.	Orchard	Year 1	RBBC/DP	2	Plan produced and implementation begun.
13.	Mature tree management	Notable and veteran trees to be mapped and a programme of management produced to prolong the life of existing trees, consider ways of replacing those at the end of their life and how to manage dead trees as standing dead wood.	To be mapped	Year 2	RBBC/Wo odchip Volunteers ?	2	Management programme agreed and implementation begun.
14.	Tree planting	Draw up a tree planting schedule for the Woods. Areas would include stool density within coppicing areas, a lack of future veterans and areas formerly covered with species such as rhododendron.	Whole site	November – February	RBBC	2	Planting schedule produced and implementation plan begun.

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
15.	Ride side cutting	Annual cut 1 metre each side of main (hard surfaced) tracks. Cut to avoid bird nesting season.	Whole site	Autumn	RBBC	1	Cut carried out.
		Annual cut of overhanging vegetation – survey paths for tree branches etc. that could cause problems for users. Cut vegetation where needed.	Whole site	Autumn	RBBC	1	Paths clear
16.	Nature trail maintenance	Survey Nature Trail and maintain posts as needed. Works would include cutting encroaching vegetation, painting or replacement of posts as necessary	Nature Trail route	Autumn	DP	1	Trail maintained no complaints.
17.	Management of wood as timber resource.	Investigate feasibility of selling timber from Banstead Woods. This work would include the plantation areas in the wood.	Whole site where necessary	Year 2	RBBC	1	Study carried out.
18.	Dead wood management	Retain standing and ground dead wood	Whole site	Ongoing	RBBC	1	Annually review
19.	Pond management	Erect and maintain fencing to protect the pond from dogs. Ensure signage is informative and makes people aware of issues relating to managing a wildlife pond.	Pond site	Spring	DP	1	No dog disturbance in pond.

### 6.3 Stagbury Downs

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
20.	Higher Level Stewardship agreement	Carry out works as specified within the agreement to ensure compliance and claim payments annually. Majority of area is HK15, with areas of HK6 – See Appendix 3 for map of HLS areas and detailed prescription.	Whole site	As specified	DP/RBBC	1	Performance targets specified in work plan have been attained to the satisfaction of Natural England Officers.
21.	Infrastructure maintenance	Check and maintain fences, gates, benches and other features.	Whole site	Spring	RBBC	1	All features inspected and works implemented
22.	Control of invasive or undesirable species	Control ragwort in grazing and hay cut areas.	Grazing and hay cut areas	Summer before seed has set	Woodchip Volunteers/ DP	1	Fields accepted for hay cut by contractor and grazing carried out.
		Coarse grasses – in places grasses such as <i>Brachypodium pinnatum</i> have begun to dominate	Local patches	May - September	RBBC volunteers	2	Sward contains multiple species of herbs per square

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
		the grassland sward. These grasses are often unpalatable to grazing stock and need to be controlled either mechanically or with chemicals.					metre.
23.	<b>Kidney vetch scrapes</b>	Agree maintenance programme of these features	Various	<b>August - September</b>	<b>woodchips</b>	1	<b>Kidney vetch still present</b>
24.	<b>Hedgerow and shaw management</b>	Annual cut of existing hedges. Hedges to be cut with appropriate machinery to ensure that they remain as effective boundaries. Hedges to be inspected prior to cut for nesting birds. If occupied nests found the cut will be delayed until the nests are unoccupied.	Whole site	Late summer/early autumn (outside bird nesting season)	RBBC	1	All hedges cut by the end of October each year.
		Continue restoration of Stagbury A hedge	Lower boundary of Stagbury A paddock	Winter	RBBC/Wood chip volunteers	1	Hedge laid and part of annual cutting regime.
		Maintain newly planted shaws in Lower Barn Field	Lower Barn Field	May -June	Woodchips	1	Competing vegetation controlled
25.	<b>Anti-flooding measures</b>	Work with SCC Highways on the installation of a balancing pond and roadside grips. Ensure that the features are managed appropriately for wildlife.	Stagbury Cottage corner and Lords Wood Field	TBC	SCC/RBBC/DP	1	Features in place and functioning
26.	<b>Surfaced path to Chipstead</b>	Monitor and repair surface as required. This path is part of the Highway and so liaison with SCC Highways Department is needed.	Path runs from the Ramblers Rest PH to the junction with Hazelwood Lane	May	SCC/RBBC	2	Path inspected and repairs/maintenance carried out.
27.	<b>All paths</b>	Manage overhanging vegetation	Whole site	Summer	RBBC/Wood chip Volunteers	1	Paths cleared.
28.	<b>Management of historic features</b>	Identify all features and map them	Whole site	Summer	SCC	2	All features mapped and management agreed.

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
		Including entrance to old tunnel, this is collapsing. Fence around this feature to be inspected as part of annual fence inspection.	Stagbury Field	April	RBBC	1	Fence in good condition and maintenance carried out as required

#### 6.4 Harholt Wood

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
29.	<b>Control of invasive species</b>	Control spread of Rhododendron ponticum along borders of Banstead Woods and any other species that may arise as woodland matures	Whole site including boundaries	Autumn/Winter outside bird nesting season	DP/RBBC	1	Removal of invasive species
30.	<b>Coppicing</b>	Produce future coppicing plan for maturing trees.	Whole site	Summer	DP/RBBC	1	Plan produced and implementation begun
31.	<b>Ride cutting</b>	12 metre cut of main rides – 4 metre close cut in the centre and 4 metres graded cut either side	3 main rides	Late summer/early autumn	DP/RBBC	1	Rides cut annually
32.	<b>Nature Trail/countryside walk maintenance</b>	Maintenance of wooden waymarks including vegetation control to maintain site lines	Whole site	summer	DP/RBBC	1	Readable/easily visible waymarks
33.	<b>Tree safety</b>	Inspection of boundary trees for public safety, including Reigate and Banstead boundary	Site boundary	Winter	RBBC	1	Inspection completed and necessary works identified
		Implementation of identified works	Site boundary	Winter	RBBC	1	Identified work completed
34.	<b>Infrastructure maintenance</b>	Inspection and maintenance of site boundary, including fences and signposts	Site boundary	Ongoing	DP	2	Site boundary maintained
		Bird box maintenance	Whole site	Ongoing	DP/Canon's Farm Bird Group	2	Boxes maintained and surveyed
35.	<b>Management of public access</b>	Assess access across the site to establish whether closures for bird nesting are required. This would not normally relate to public rights of way.	Whole site	Winter	DP	2	Successful bird nesting



Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
36.	<b>Agree annual work programme</b>	Produce woodland management plan	Whole site	Year 2	DP	2	Programme agreed by the end of August
37.	<b>Management of wood as a timber resource</b>	Establish potential trees for timber	Whole site including boundary	Ongoing	DP	2	Trees identified
38.	<b>Investigate grants applicable to the site</b>	Explore potential for future funding	Whole site	Ongoing	DP	2	Funding identified

## 6.5 Fames Rough

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
39.	<b>Higher Level Stewardship agreement</b>	Carry out works as specified within the agreement to ensure compliance, and claim payments annually. The open areas known as Fames Rough and Stagbury C are in HLS as option HK6 – see Appendix 3 for map of HLS areas and detailed prescription.	Fames Rough Field and Stagbury C	As specified	DP	1	Performance targets specified in work plan have been attained to the satisfaction of Natural England Officers.
40.	<b>Management of Red Data Book Species</b>	Annual rotoation of up to 10% of the area where the plants are found (maximum 400 square metres). Surrey Botanical Society recommends the top edge of the previous plot should be rotoated plus a new area below which partially overlaps with the last area.	Fames Rough Field	Annual (November)	DP	1	Rotovation carried out and monitoring completed.
41.	<b>Scrub management for fly orchids</b>	Control encroachment of scrub into grassland. Maintain woodland edge habitat to encourage areas of dappled light shade and a gradual transition from scrub to woodland.	Fames Rough Field	Winter	DP	1	Increase in fly orchid numbers
42.	<b>Control of invasive or undesirable species</b>	Rhododendron ponticum – there are still areas on the northern boundary to be cleared. These will be cut and stumps treated with herbicide.	Northern part of site	Autumn and winter outside bird nesting season	DP	1	Decrease in occurrence
		Control ragwort in grazing and hay cut areas.	Grassland	Summer before seed	DP	1	Decrease in occurrence

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
			area	has set			
		Coarse grasses	Grassland area	May - September	DP	1	Area of grass removed per square metres
		Spanish and hybrid bluebells – there are areas of bluebells in the northern part of the site. While in flower the undesirable plants should be dug up and disposed of away from the site.	Northern part of the site	Spring	DP/Woodchips	1	Reduction in Spanish and hybrid bluebells
43.	<b>Coppicing</b>	Draw up future coppicing plan for surrounding wooded areas to include analysis of stool density and replanting programme	Northern part of site including strip between Stag. C and Fames	Year 1	DP	2	Plan completed ready for implementation
44.	<b>Management of grassland areas</b>	Establish a grazing/cutting programme	Grassland areas	As per programme	DP	1	Herb rich chalk grassland
45.	<b>Butterfly corridor cutting</b>	Maintain clearance between grassland areas	Between Fames Rough and Stag. C	Winter	DP/Woodchips	2	Corridor maintained for the movement of butterflies between sites
46.	<b>Self-guided trail maintenance</b>	Annual post maintenance including cutting of vegetation (encroachment) and maintenance of all posts	Northern and western part of site	Summer	DP/Woodchips	1	Trail maintained
47.	<b>Tree safety</b>	Inspection of boundary trees for public safety, including Reigate and Banstead boundary	Site boundary	Winter	RBBC	1	Inspection completed and necessary works identified
		Implementation of identified works	Site boundary	Winter	RBBC	1	Identified work completed
48.	<b>Infrastructure maintenance</b>	Maintenance of boundary and stock fencing	Whole site	Winter	DP/Network Rail/	1	Safe and secure stock fencing including railway boundary
		Assessment of Dormouse boxes	Whole site	TBC	TBC	TBC	Boxes maintained and surveyed
49.	<b>Management of public access</b>	Ensure realignment of public rights of way to reduce pressure on chalk grassland	Main grassland area with PROW	Winter	DP/Woodchips	1	Footpath realigned

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
50.	<b>Management of wood as a timber resource</b>	Establish potential trees for timber	Northern part of site	TBC	DP	2	Trees identified
51.	<b>Resources</b>	Investigate and apply for grants and other funding as applicable to the site.	Whole site	Ongoing	DP/RBBC	1	Meeting held to agree actions
52.	<b>Agree annual work programme</b>	All partners to meet annually to agree the detailed work programme for the following year, and to implement the plan by the end of each September.	Whole site	May to September	DP/RBBC	1	Meeting held to agree actions and work implemented

## 6.6 Dene Farm

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
53.	<b>Higher Level Stewardship</b>	<p>Carry out works as specified within the agreement to ensure compliance, and claim payments annually.</p> <p>Dene Farm is in HLS as HK15, except field known as Stagbury B (field no 0646) which is HK7 – see Appendix 3 for map of HLS areas and detailed prescription.</p> <p>The Nuttery is in HLS as HC20 – see Appendix 3 for map of HLS areas and detailed prescription. Combine plan for improvements to the Nuttery with the Orchard to produce a package of work suitable for grant support.</p>	Whole site	As specified	DP	1	Performance targets specified in work plan have been attained to the satisfaction of Natural England Officers.
54.	<b>Woodland shaws</b>	Agree management of these features	Field edges and boundaries	Year 2	RBBC/DP	2	Plan implemented
55.	<b>Kidney vetch scrapes</b>	Agree maintenance programme of these features	Various	August - September	woodchips	1	Kidney vetch still present
56.	<b>Control of scrub within the</b>	Spray as required to control	Both grazing paddocks	September	RBBC/DP	1	Scrub level is within parameters set by HLS

Ref	Task	Detail	Location	Timing	Work Force	Priority	Target/performance indicators
	<b>grassland</b>						
57.	<b>Tree safety</b>	Inspection of ride side trees for public safety, including Reigate and Banstead boundary	Ride areas and site boundary	Winter	RBBC/DP	1	Inspection completed and necessary works identified
		Implementation of identified works	Ride areas and site boundary	Winter	RBBC/DP	1	Identified work completed
58.	<b>Infrastructure maintenance</b>	Inspection and maintenance of site boundary, including fences and signposts	Site boundary	Ongoing	RBBC	2	Site boundary maintained
59.	<b>Management of wood as a timber resource</b>	Establish potential trees for timber	Whole site including boundary	Ongoing	RBBC	2	Trees identified

## 7 Bibliography

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### Document history

Version	Modifications	Author	Document title	Date
0.1	1 <sup>st</sup> Draft	IW/MF	Chipstead Downs Banstead Woods SSSI management plan_Draft1	24/09/2015
0.2	2 <sup>nd</sup> Draft	IW/EW	Chipstead Downs Banstead Woods SSSI management plan_Draft2	7/12/2015
0.3	3 <sup>rd</sup> Draft	HR	Strategic Countryside Management of the Chipstead Downs & Banstead Wood Local Nature Reserve	26/04/2016
0.4	4 <sup>th</sup> Draft	IK/EF/ JE/HC	Chipstead Downs Banstead Woods SSSI management plan_Draft4.1	29/04/2016
0.5	5 <sup>th</sup> Draft	IK/HC/ JE	Chipstead Downs & Banstead Woods Proposed LNR Mgt Plan Latest Draft No.5 July 2016	14/07/2016
0.6	6 <sup>th</sup> Draft	EF/HC/J E	Chipstead Downs & Banstead Woods Proposed LNR Mgt Plan Latest Draft No.6 Jan 2017	30/01/17



# APPENDICES

[Available at [http://www.reigate-banstead.gov.uk/info/20083/countryside\\_in\\_the\\_borough/71/banstead\\_woods\\_and\\_chipstead\\_downs](http://www.reigate-banstead.gov.uk/info/20083/countryside_in_the_borough/71/banstead_woods_and_chipstead_downs)]