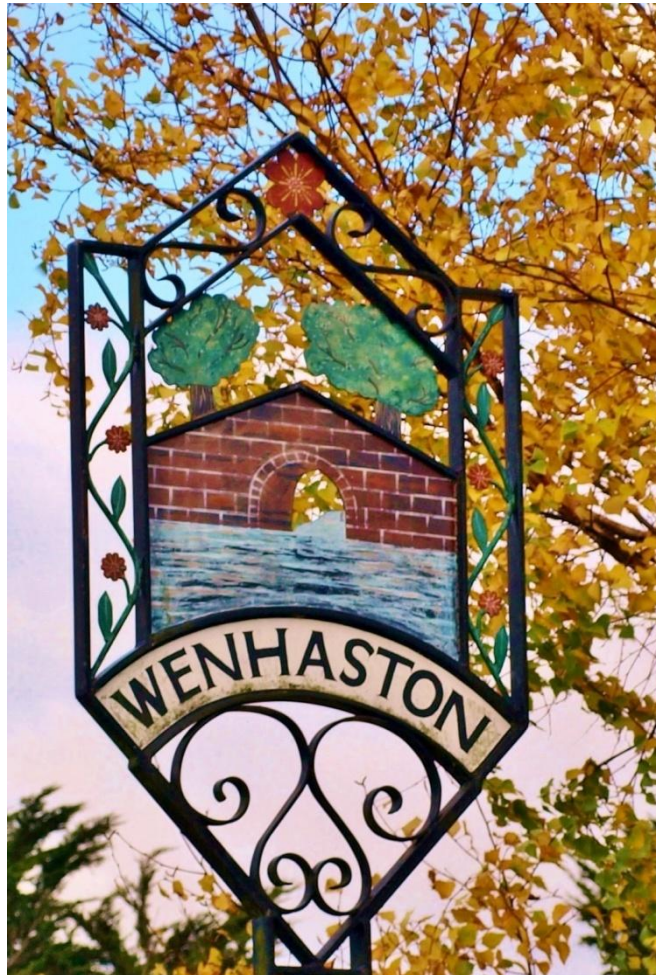


Wenhaston with Mells Hamlet Parish Council

Neighbourhood Development Plan



Business and Interested Parties Survey

May, 2015

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Abstract

Wenhaston with Mellis Hamlet Parish council has decided to undertake the process of producing a Neighbourhood Development Plan, as defined in the Localism Act 2011. This plan is to create a vision for the development and use of land within Wenhaston with Mellis from 2015 to 2030 related to the views of the residents of the area.

The initial stage of the Neighbourhood Development Plan process is to identify issues and concerns of parishioners but also community assets and aspirations. This information will be used to develop a 'vision' for the future. The chosen method of collecting information from the parishioners was by the use of a wide ranging questionnaire and from Interested Parties and Businesses by direct correspondence.

The numeric results of the Business and Interested Parties consultation are presented in this document without interpretation. Analysis of the data will be presented in a later document.

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Document Revision History		
Version	Changes	Date
Draft		21 March 2016
Review		23 May 2016
Section 1.e	Removal of selected groups following review	
Section 4	Clarification of Table Response coding	
General	Page numbering corrected	
Issue 1		19 July 2016
Issue 2	Addition of later response	1 Sept 2016

1. WHO SHOULD BE CANVASSED?

The identification of a total of 77 Interested Parties and local businesses was performed by a combination of means.

- a) A total of 35 Businesses were collected from The Wenhaston Warbler and Halesworth Community News publication's advertising, reference to local online maps which show a few businesses, word of mouth and local knowledge.
- b) A total of 4 Businesses related to Tourism were identified from local knowledge.
- c) A total of 7 Farms were selected by reference to local maps and local knowledge.
- d) A total of 24 Interested Parties were selected by reference to designation documents, on line advice about constructing Neighbourhood Plans and statutory or other bodies that did not fit into the business group.
- e) A total of 8 large village organisations were selected on the basis of regularly meeting and with a large membership, or those that have a direct impact on the village scene.

2. METHOD OF CONTACT

Three methods of contact were used in the survey:

- a) By letters delivered by Post or hand,
- b) By letters delivered by email and
- c) By verbal approach by telephone or face to face.

3. CONSULTATION QUESTIONS

3.1 Business Register Group Letter/Email

WENHASTON WITH MELLS HAMLET

NEIGHBOURHOOD PLAN

LOCAL BUSINESS CONSULTATION

MAY 2015.

Wenhaston with Mells are in the process of drawing up a Neighbourhood Plan. This is a community led framework for guiding the future development and growth of an area.

As a local business we would very much like your initial input of ideas about what sort of things would improve or enhance your operating opportunities. This could for example be transport links, broadband, policing, education etc.

Please spare a few minutes to put down your thoughts even if they are that things are alright as they are. You can return your comments in the postage paid envelope or by e-mail to planwenhaston@gmail.com

Please note, if you are a Wenhaston with Mells resident, you will also be receiving the resident's questionnaire.

3.2 Interested Parties Question Letter/Email

WENHASTON WITH MELLS HAMLET

NEIGHBOURHOOD PLAN

INTERESTED PARTIES CONSULTATION

MAY 2015.

Wenhaston with Mells Hamlet is a Designated Neighbourhood Area and are in the process of drawing up a Neighbourhood Plan.

As an interested party we would very much like your initial input about issues that we need to take into account when constructing the plan. We are simultaneously consulting with residents and businesses and will use the early findings to guide the course of the plan.

Your cooperation in this will be greatly appreciated.

Please reply by e-mail to planwenhaston@gmail.com or by post to

Wenhaston with Mells Neighbourhood Plan, Copperfield, Back Road, Wenhaston,
Halesworth, IP19 9DY.

3.3 Large Community Group Question Letter/Email

WENHASTON WITH MELLS HAMLET
NEIGHBOURHOOD PLAN
COMMUNITY GROUP CONSULTATION
MAY 2015.

Wenhaston with Mells Hamlet are in the process of drawing up a Neighbourhood Plan. This is a community led framework for guiding the future development and growth of an area.

Can I apologise if I have sent this to the wrong addressee for your group, but I used contacts which I already have access to. Yours will be one of the first sections of the community to be consulted for the Neighbourhood Plan, because I am aware that your calendar of committee or group meetings may run on a monthly basis.

As one of the larger community groups we would very much like your initial input of ideas about what sort of things would improve or enhance your groups operating opportunities. This could for example be transport links, broadband, policing, education etc.

Please spare a few minutes with your committee or group to put down your thoughts even if they are that things are fine as they are. You can return your comments to Wenhaston Post Office or by e-mail to planwenhaston@gmail.com

Please note, that as Wenhaston with Mells residents, that towards the end of May you will also be receiving the residents' questionnaire, so your response here should be about impact on your group, not on individuals.

Thank you for the time you take in considering this and becoming part of the process of building on all the qualities of our village that we hold dear.

Regards

Phil Corbett

Neighbourhood Plan Subcommittee.

4. CONSULTATION RESULTS

Contact person	Group type	Contact type	Response
		P/H = Post/Hand E = e-Mail V = Verbal	N = No Y = Yes
BUSINESSES			
	Haulage Mells (Woolnough)	P/H	N
	Haulage Mells	P/H	N
	Equestrian Centre	P/H	N
Jill Draper	Artist	E	N
Peter Draper	Framer	E	N
Ruth Macabe	Artist	E	Y
David Wilkinson	ICT	E	Y
Helen Durant	Bookbinding	E	Y
Jason Gairn	Gardener/Handyman	E	Y
Paul Nolloth	Garage	E	N
M and J Rowland	Music Therapy	P/H	N
Tessa Newcomb	Artist	E	Y
Simon Redsell	Drama	P/H	N
Royston Hammond	Gardener/Handyman	P/H	N
Roddy Edwards	Accountancy	E	N
Tim Heaps	Blyth Web	E	N
Sue Cooke	Driving Instructor	E	N
	Wenhaston Tiling	P/H	N
Halesworth Golf Club	Golf/Leisure	P/H	N
David Baker	Plumber	P/H	N
Beverley Boughtwood	Beauty Therapy	E	N
Sarah	Novelty Cakes	P/H	N
Jane Peters	Post Mistress	E	N
Becky Canham	ICT	P/H	N
Crispin Chalker	Tree Surgeon	P/H	N
Liz	Wottens	E	Y
David Cox	Carpenter and Builder	E	N
Alan Stammers	Car Maintenance	P/H	Y
Alan Musk		P/H	N
Carl	Star Inn, Public House	E	N
Adam and Babara Gill	Carpet cleaners	P/H	N
Elizabeth Hill	Accountancy	P/H	N
Scott Baxter	Plumber	P/H	N
Roger Ives	Builder	P/H	N
Sandy and Thomas Horsley	Graphic Design and printmaker	E	Y
FARMING			
Desborough, Church Farm		P/H	N
Low Farm		P/H	N
Valley Farm		P/H	N
Watermill Farm		P/H	N

Heath Farm		P/H	N
Bartholemew Farm		P/H	N
Laurel Farm		P/H	N
Blythburg Pigs		P/H	Y
TOURISM			
Trish Gower	Cottages and Caravan	E	Y
Jim Wright	Lodges and Caravan Site	E	N
Southwold Railway Trust	Railway	E	N
Vale Farm	Cottages	P/H	N
INTERESTED PARTIES			
	Bramfield and Thorington PC	E	N
	Blythburgh PC	E	Y
	Holton and Blyford PC	V	N
	Halesworth Town Council	E	N
	Suffolk County Council	E	Y
	Highways and Transport	SCC	Y
	Education	SCC	N
	Surface Water Management	SCC	Y
	Social Care	SCC	N
	Archaeological Service	SCC	N
	Libraries	SCC	N
	Waste Disposal	SCC	N
	Fire and Rescue	SCC	N
	Rights of Way	SCC	N
	Arboriculture	E	Y
	Head of Environmental Services	E	N
	Planning Team	SCDC	Y
	Historic Buildings Conservation Officer	E	Y
	Suffolk Coast and Heath AONB	E	Y
	Suffolk Wildlife Trust	E	N
	Anglian Water	E	Y
	Environment Agency	E	Y
	English Heritage	see designation	Y
	Natural England	see designation	Y
	Wenhaston primary school	E	N
LARGE COMMUNITY GROUPS			
	Wenhaston WI	E	N
	Wenhaston Commons Group	E	Y
	Wenhaston Sports Club	E	Y
	Wenhaston Energy Support Group	E	Y
	Village Hall	E	N
	Parochial Church Council	E	Y
	Gardeners Club	E	Y
	Blyth Wood	E	Y

- The Business Register group of 35 consulted had a response of 9 – (25.7%)
- The Farming group of 7 consulted had a response of 1 – (14%)

- The Tourism group of 4 consulted had a response of 1 – (25%)
- The Interested Parties group of 24 consulted had a response 11 – (45.8%)
- The Large Community group of 8 consulted had a response of 6 – (75%)

5. RESPONSES FROM INTERESTED PARTIES.

5.1 English Heritage East Of England Region

Ref: Application for Neighbourhood Area Designation – Wenhaston with Mells Hamlet Parish

Thank you for your electronic notification of the above matter. English Heritage has no objection to the designation of Wenhaston with Mells Hamlet parish as a Neighbourhood Area and the proposed boundaries.

A preliminary desktop study of the area covered by the proposed Neighbourhood Plan has shown the parish includes a number of designated heritage assets including a Scheduled Monument (the remains of St Margaret's Chapel, Mells) and 23 listed buildings. Of these listed buildings, the Church of St Peter is listed at Grade I and the Grange is listed at Grade II*. The remainder are all listed at Grade II. It should also be noted that a number of the Grade II listed buildings have been divided into two or more dwellings, so the overall number of properties listed is greater than 23.

Approximately half of the listed buildings are in Wenhaston, while the remainder are dispersed across the rural part of the parish. The majority are vernacular buildings that date from the 16th or 17th centuries. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

We consider that the planning team and historic buildings conservation officer at Suffolk Coastal District Council will be best placed to assist the parish in the development of their Neighbourhood Plan and, in particular, how the strategy might address the area's heritage assets. Consequently, we do not consider that there is a need for English Heritage to be involved in the development of this plan, but we would welcome the opportunity to comment on a draft in due course.

Furthermore, we would recommend that the Parish consult the Historic Environment Record to gain advice on designated heritage assets and archaeological matters, together with locally-important buildings, archaeological remains and landscapes.

5.2 English Heritage



ENGLISH HERITAGE

EAST OF ENGLAND REGION

Some Historic Environment Records may be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful for the Parish to involve local voluntary groups such as the local Civic Society or local historic groups in the production of their Neighbourhood Plan.

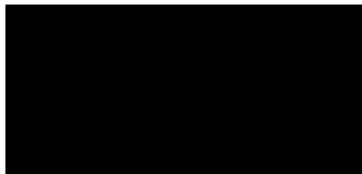
English Heritage has produced a number of documents which the parish might find helpful in helping to identify what it is about their area which makes it distinctive and how they might go about ensuring that the character of the area is retained. These can be found at:-

<http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/>

The Parish Council may also find the advice in “*Planning for the Environment at the Neighbourhood Level*” useful. This has been produced by English Heritage, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information.

In the event that the Parish’s application for designation as a Neighbourhood Area is successful, I would be grateful if you would provide them with a copy of this letter. If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,



David Grech
Historic Places Adviser
E-mail: david.grech@english-heritage.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU
Telephone 01223 582 700 Facsimile 01223 582 701
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.

5.3 Natural England

Wenhaston with Mellis Hamlet Neighbourhood Area Designation

Thank you for consultation dated 11 February 2015 notifying Natural England of your Neighbourhood Planning Area.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.

The following is offered as general advice which may be of use in the preparation of your plan/ order.

Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at:
http://webarchive.nationalarchives.gov.uk/20140328084648/http://cdn.environment-agency.gov.uk/lit_6524_7da381.pdf

Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: <http://www.nbn-nfbr.org.uk/nfbr.php>

Protected landscapes

If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

<http://www.naturalengland.org.uk/publications/nca/default.aspx>

Protected species

You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.

Natural England Standing Advice

Local Wildlife Sites

You should consider whether your plan or proposal has any impacts on local wildlife sites, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts then you should ensure you have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.

Best Most Versatile Agricultural Land.

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. Paragraph 112 of the National Planning Policy Framework states that:

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'.

General mapped information on soil types is available as 'Soilscapes' on the www.magic.gov.uk and also from the LandIS website; <http://www.landis.org.uk/index.cfm> which contains more information about obtaining soil data.

Opportunities for enhancing the natural environment

Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.

Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at consultations@naturalengland.org.uk

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

5.4 Suffolk County Council

Wenhaston with Mellis Neighbourhood Plan

Thank you for consulting Suffolk County Council on the matter of designating a neighbourhood plan area for a future Wenhaston with Mellis Neighbourhood Plan. The County Council has no objection to the area as proposed in your letter dated 11th February. However, as the plan is developed, appropriate consideration will need to be given to the impacts of proposals on other parishes in the locality.

The Plan may or may not impact on County Council service responsibilities, depending on what the Parish Council is seeking to achieve. If the Plan is likely to impact on any of the County Council's services, such as transport or education (in particular), we would welcome the opportunity to discuss the Parish Council's proposals at an early stage in the Plan's preparation. Potentially relevant County Council services include:

- Highways and transport
- Education (including pre-schools)
- Surface Water Management
- Social Care
- Archaeology
- Fire and rescue
- Libraries
- Waste Infrastructure

Please contact me via the details above if I or my colleagues can be of any assistance.

5.5 Suffolk Coast And Heath AONB

More than happy to comment on a draft. Our comments will relate to conserving and enhancing natural beauty as per our statutory duty

5.6 Blythburgh Parish Council

In response to your question this was discussed at Blythburgh Parish Councils most recent meeting. The outcome was as follows;

Blythburgh are users of many of the facilities in Wenhaston and as such are keen to see these maintained. Facilities include (not a complete list); Post Office; Sports Facilities (playing field); Shop; Public House; Recycling facilities; School; Local Groups and Societies.

Wenhaston is also on the public transport route for buses that serve Blythburgh. It is seen as very important that this route is not impacted.

5.7 Anglian Water

Thank you for the opportunity to input on the draft plan.

Suffolk Coastal Core Strategy was adopted July 2013 and the Planning Authority are currently working on their Site Allocations/Area specific policies. It is noted that in the Issues & Options consultation at the beginning of this year, 5-15 dwellings was the suggested housing allocation for Wenhaston. The next stage (preferred options) consultation is imminent.

Anglian Water are the statutory undertaker for wastewater in the area. Essex & Suffolk Water should be consulted in regard to water supply.

Water Recycling Centre Capacity

The foul flows generated from any future growth in Wenhaston with Mells hamlet will be served by Wenhaston Water Recycling Centre (WRC) formally known as Sewage Treatment Works.

Sewerage Network

We note the planning application reference DC/14/2069, St Michaels Way for 26 dwellings that Anglian Water were consulted on. We advised that there was sufficient capacity within the foul network to accept the foul flows without the need for upgrades to the existing foul sewerage system.

Infrastructure to serve new development must be planned and implemented before development proceeds (and dwellings occupied).

Surface Water and Flood Risk

Appropriate management of flood risk and the consideration of climate change are critical for long term resilience.

All developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS).

There are no Anglian Water surface water sewers in the area. Under no circumstances will surface water be permitted to discharge to the public foul sewerage network.

Please do not hesitate to contact me if I can be of any further assistance in preparation of the plan.

6. RESPONSES FROM BUSINESSES

6.1 Ruth McCABE

My business is that of an exhibit artist. I use the internet a lot, having a website and using various social media for publicising my exhibitions and so on. I think our broadband speed probably is very poor in comparison to that available in towns and cities. I assume that all broadband suppliers operate on the basis of making profit, so I don't know how rural areas can become more attractive to them, or whether there are other ways round this issue.

One prime example that affects the Inspired by Becker exhibition is the dreadful broadband availability in the vicinity of the church. Obviously in the stone building we realise there may be problems, but people living in the houses nearby apparently have to go into their gardens to get online. We need a card payment facility for the show, and are hampered because there is barely 1G in that location. Most mobile card systems require 3G.

That's an issue for us only once a year, but must be irritating for people living there.

An issue which arose for me personally last time I did Open Studios was the mystery of the village inhabitant who repeatedly kicked over or pulled out my small fliers fixed to wooden stakes in the roadside verges. I tried not to cause a problem for motorists or pedestrians, nor to affect any properties in choosing where I placed these. It felt really unfriendly and harsh that more than once my fliers were removed. Their purpose was to help visitors including those who have no idea where I live, to get to me. This has put me off doing Open Studios again. If people can't find me what's the point? It also just felt horrible. Why is someone so angry about this? I do not believe youngsters did it. People always blame children for this kind of stuff. I don't know however, how to improve on this kind of thing... seems like there's no way to stop it.

I'm not sure what else could help my business... maybe if local artisans could be invited to have samples of their work somewhere...or a village guide to who makes what. It can be difficult to find space even for posters on the VH board. could there be a "Creative" board for people who live in Wenhaston to use before people from all over the area bags the space?

6.2 Blythburg Pigs

Wenhaston with Mells Hamlet **Neighbourhood Plan** **Local Business Consultation** **May 2015**

Broadband is slow and needs development on it. We employ some 24 people on the edge of the village but not one comes from Wenhaston and I do not remember an application from any one from Wenhaston. I am not sure if this is due to a housing shortage or the wrong type of housing but it appears something is wrong from our point of view.

We have had good support from the Rural Police Department. Yes we have had numerous burglaries and vandalism but the response we have had from them has been good.

Jimmy Butler
Partner.
Blythburgh Pigs.

St. Margaret's Farm,
Mells,
Halesworth,
Suffolk.
IP19 9DD

01986873298

FOUR OTHER BUSINESS RESPONSES (Verbal or Phone)

All about the inadequacy of Broadband.

7. RESPONSES FROM LARGE COMMUNITY GROUPS

7.1 Wenhaston with Mells - St Peter's Church –Neighbourhood Plan Community Group Consultation

The church's future

St Peter's Church is currently facing major challenges to its future as its congregation becomes older and frailer. The task of raising money to both to meet its parish share (paid to the diocese to help enable the ministry of the Church), and to cover the running costs and maintenance of the building is enormous. The building itself needs updating to give it better disabled access and to improve its toilet and catering facilities.

There are two types of help needed to secure the church's future. Practical support is needed following ways:

- Help with organising and running fund-raising events, including cooking, baking and giving lifts to people
- Practical help with moving furniture for social events and special services
- Help with minor maintenance of the building and grounds

A more controversial issue is the future of the Church Room. The Church Room is an important part of Wenhaston's heritage: some residents still recall attending or working in the building when it was a school. However, the Church Room is underused, is difficult to access for many people and runs at a loss which St Peter's can no longer sustain. The sale of this building for development would enable St Peter's to update its facilities and carry out current and future repairs.

The church wardens, PCC and congregation are keen to maintain and develop the life of the church within the village. However, it has reached the point where support from within the village is vital if Wenhaston is to have a functioning church building for present and future generations.

7.2 Wenhaston Energy Support Group

Just a couple of thoughts from our WESG meeting today.

Broadband – crucial to have fast broadband properly up and running everywhere in the village, not just in pockets. Also, even the so called fibre optic is not nearly as fast as it should be.

Would be useful to have wi fi at the village hall – especially now that there is a café – but for meetings etc. it would be helpful.

Transport – for a long time WESG has advocated having some sort of community transport – ie a community electric car, with a plug point at the village hall, using the spare capacity from the PV – this could be booked – help people not need two cars – cut down Co2 emissions.

Housing – make Wenhaston a green housing village – with conditions that all new houses need to have renewable energy – i.e. PV, ground source heat pump etc, and have rain water harvesting for use in toilets, etc.

Lighting – street lights, especially in St Michael’s Way, are far too bright – looks like a suburb, not a village. Much softer lighting – better for wild life as well as people.

7.3 Wenhaston Commons Group

Response to the Neighbourhood Plan Survey of interest groups.

1. Wenhaston contains a richly diverse flora and fauna attributable mainly to its five commons, other semi-natural habitats with general or restricted public access, and areas of conservation significance in private ownership.
2. The Wenhaston Commons Group (WCG) oversees management of the commons specifically in accordance with a management plan and works in partnership with the Suffolk Wildlife Trust.
3. WCG also promotes wildlife conservation generally throughout the parish.
4. Relevance of the commons to the NP
5. The Wenhaston commons have both landscape and nature conservation significance. They have influenced the way the village has developed in the past and over decades of management have become structural, heritage, wildlife and recreation assets. The Commons are significant both locally and for the District in these areas.
6. Our response therefore covers landscape, wildlife, access to the countryside and nature conservation issues.

Our vision for the future of the Commons

Five Commons secured ultimately by public ownership, connected to wildlife areas in the wider countryside, linked by wildlife corridors and protected from development, thereby becoming a haven for biodiversity with enhanced wildlife and recreation value as an inheritance for future generations.

The current position:

1. The Wenhaston Commons are managed in accordance with “Caring for the Commons” the ten year plan. This plan covers the period to 2020 and deals with maintenance of the commons so as to achieve the plan objectives. This plan will be reviewed and rolled forward with the aim of securing further funding and to that extent lies outside the remit of the Neighbourhood plan. However we would like the Neighbourhood Plan (NP) to consider inclusion of the following policies.
2. Our vision sees the commons protected from adverse impacts for all time and linked together by wildlife corridors, field margins, hedgerows and woodland in a necklace of natural features. Footpaths and Bridleways could provide a basis for the corridors. The unique character of the Parish would thereby be reinforced.

POLICY 1, PROTECTION OF THE COMMONS

- A. *The Wenhaston Commons will be protected from all development notwithstanding any rights of common which may exist.*
- B. *The immediate boundary of the Commons outside the registered areas will be protected from any adverse impact on their biodiversity from bordering development.*
- C. *Land adjoining or close to the Commons will be protected against any adverse impact on their biodiversity*
- D. *Any new development in the Parish will demonstrate no adverse impact on the biodiversity of the Commons.*

Local Landscape and Biodiversity Areas

1. Outside the immediate boundaries of the Commons our vision requires the linking of areas with wildlife assets to the Commons in a necklace of sites in the wider landscape. These linking areas would be implemented by lease, acquisition, informal agreement or through new development where contributions may be sought for nature conservation objectives. Agreement with landowners through agricultural policy could reserve areas as field margins set aside from crop planting.
2. The areas would have a special designation in the plan.

POLICY 2, AREAS OF LOCAL LANDSCAPE AND BIODIVERSITY IMPORTANCE

Areas of local landscape and biodiversity importance as shown on the Proposals Map will be protected from development. Agreement will be sought with landowners to safeguard these sites from agricultural practises adverse to biodiversity.

A policy is required in order to enhance the wider consideration of nature conservation linked to development :

POLICY 3, BIODIVERSITY

1. *Biodiversity within Wenhaston will wherever possible be protected or enhanced.*
2. *Proposals for development and/or other changes in land use, however they are made, will be examined for their impact upon biodiversity and relevant public rights. Criteria for this process will be:*
 - 2a) *The presence or absence of wildlife on or adjacent to, or otherwise using the site, in particular species for which there are applicable biodiversity action plans;*
 - 2b) *The creation or destruction of sites that link or enhance adjacent or nearby sites of wildlife significance;*
 - 2c) *Existing rights of the public in respect of access to or use of the site.*
 - 2d) *The site's value for recreation, landscape, or visual amenity.*
 - 2e) *Where it is considered that the proposal/s will prejudice or have an otherwise negative effect in any of the above criteria, the proposal/s will be rejected .*

Further Surveys Required

More detailed study of the wildlife assets and potential of land to be included in these policies will be required and WCG are prepared to assist in this.

It is recognised that these proposals will require a wider implementation than that afforded by the development control of the NP. However if the plan included well argued policies reflecting the local importance of the above special qualities of the Parish, they would secure long term protection for our unique assets.

Finally WCG considers that there are a number of other groups with an interest in wider environmental issues in the Parish and particularly our partner the Suffolk Wildlife Trust. It may be considered that it would be worthwhile for the NP planning team to consider setting up and chairing a focus group on the subject. WCG would be willing to nominate a representative on such a group.