

**MINUTES OF THE WELLINGTON TOWN COUNCIL ENVIRONMENT AND HERITAGE COMMITTEE HELD AT UNITED REFORMED CHURCH HALL ON TUESDAY 21 MARCH 2023 AT 4.00 PM**

**Present:** Councillor M McGuffie (Chairman)  
Councillors M Barr, C Booth, C Govier M Lithgow and J Lloyd

**In attendance:** David Farrow (Town Clerk)  
Councillors A Govier and K Wheatley  
Jo O’Hara, Heritage at Risk Manager, Somerset West and Taunton Council (for agenda item 6)  
Steve Saunders Footpath Volunteer Coordinator  
1 Member of the press

**577 APOLOGIES**

No apologies had been received.

**578 DECLARATIONS OF INTEREST**

There were none.

**579 MINUTES**

**RESOLVED** to confirm and sign the minutes of the meeting held on 17 January 2023 as a true record.

**580 QUESTIONS AND COMMENTS FROM MEMBERS OF THE PUBLIC**

There were no questions.

**581 TERMS OF REFERENCE**

Following the decision of the Town Council to rename the Committee and expand its role to have oversight of heritage matters in the town, the Committee **RESOLVED** to recommend that the Town Council adopt the revised Terms of Reference that had been circulated with the agenda.

**582 HERITAGE UPDATE**

A report on heritage matters in the town from Jo O’Hara, Programme Manager, Heritage at Risk and Amy Kemmish, Project Manager Heritage at Risk, Somerset West and Taunton Council had been circulated with the agenda and was noted. The Town Clerk explained that this would be a standing item on the agenda.

**583 CROWN ESTATE LAND**

A paper had been circulated with the agenda. After some discussion it was agreed that the Town Clerk should explore potential liabilities relating to the land further and report back to the next meeting of the Committee

**584 GREEN CORRIDOR LAND**

- (a) The notes of the meeting held on 8 March 2023 were noted.
- (b) The Town Clerk reported that he was pleased with the number of responses to the survey which exceeded 260 and said he would circulate the summary of the findings to all councillors.

- (c) **RESOLVED** to accept the quote from Chris Groves Associates for the removal of 30 dead elm trees from the Basins Allotment boundary.
- (d) **RESOLVED** to recommend to the Town Council that it agrees the outline terms for the underlease for the Community Farm Pilot Project as contained in the report circulated with the agenda.
- (e) **RESOLVED** to agree a contribution of £3,000 from the Green Corridor Budget towards the total cost of installing stock proof fencing along the boundary of the Community Farm Field and The Nature Reserve, the installation of rabbit proof fencing around the Community Farm Food Area and the replacement of the gate to the field from the Basins area.
- (f) **RESOLVED** to accept the quote from Atworth Arboriculture Ltd to undertake a tree safety survey along footpaths in the Green Corridor.
- (g) **RESOLVED** to recommend to the Town Council that £5,000 be set aside from the Playing Pitch Strategy budget to enable a feasibility study to be carried out in relation to the potential provision of new junior sports pitches in the Green Corridor.

**585 CARBON POLICY REVIEW**

A paper from the Chair of the Committee is attached for consideration and a further paper was circulated at the meeting. The Chair outlined the progress that had been made and how he was planning to take this agenda forward with support from the Council’s newly recruited Project Officer

**586 SOMERSET WEST AND TAUNTON DISTRICT COUNCIL – GRASS CUTTING RICHARDS CLOSE PLAYAREA AND EMPTYING DOG BINS - 2023/2024**

**RESOLVED** to recommend to the Town Council that it accepts Somerset West and Taunton District Council’s quotation for £8907.34 plus VAT, for grass cutting at Richards Close Play area and emptying bins in 2023/2024. To review the position for 2024/2025.

**587 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN UPDATE**

The Town Clerk advised the committee that the project was almost complete with a workshop planned for later this week to review the cycling audits that had been undertaken by the Wellington Wheelers.

**588 FOOTPATH UPDATE**

Steve Saunders circulated his report at the meeting and provided an update. The Committee thanked him and the volunteers for their work.

**There being no further business, the meeting closed at 5.30 pm**

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**Councillor M McGuffie**  
**Chairman**



## **SC HAR team Report to Wellington Town Council Environment and Heritage committee**

**27<sup>th</sup> March 2023**

### **Heritage at Risk in Wellington**

**Authors: Amy Kemmish and Dr Joanne O'Hara (HAR team)**

#### **Toneworks, Grade II\*, owned by SWT, HE HAR Register**

- Phase 3 is continuing successfully, despite having been a challenging project so far owing the complex nature of the task. We are on target to complete the works by the end of June.
- We are continuing to shape our programme of events for July- October this year that will afford access the community and the public. We plan to have an open access slot per week which will vary in day and time, this will allow access to the parts of the site that we have been working on and have been made safe for access, then 7 special ticketed events that will include hard hat tours or specialist talks. The special events are spaced out over the summer but with 4 events during the Heritage Open Days festival in September. We will release our finalised dates and information for all of these events shortly and hope to see many of you there.

#### **Tonedale Mill, Grade II\*, private ownership, HE HAR Register**

- The owners of Tonedale Mill have recently employed a new professional team and we have been engaging with them on their programme and future plans for the site.
- We continue to closely monitor the site and ensure the owner is aware of our concerns and all of the urgent works necessary on the site.
- The owners have submitted a NMA and Certificate of Lawful development for the planning permission granted to the site in 2008 to our planning department, these have now had approval decisions given, however it is important to remember that there remain a number of large conditions that must be met before development works can go ahead.

#### **Conservation Area, HE HAR Register**

- We have recently advised Historic England that the CA should remain on the At Risk register for 2023/24. We continue to engage our contact in HE to see if we can get a renewed focus put on the CA.

#### **Historic Water Ways**

- Historic England have now nearly finished their report to understand the historic significance of its features.
- The project with the SRA funding secured by the HAR team will be underway soon with Jo and I remaining involved to advise and advocate for the historic waterways and heritage assets involved.

#### **Enforcement cases**

- **Rockwell Green Water Towers, Grade II, Private ownership**
- We recently carried out works in default following a S215 notice that was not complied with at this site for the clearance of the extensive overgrown vegetation.
- We have written to the owner following completion of the works with an invoice and to request an internal inspection of the buildings and a meeting to discuss the next steps to protect the listed structures.
- We have not yet received a full response from the owner but hope to visit the site fully in the near future.
- **Teare's Newsagents, Grade II and CA, Private ownership**
- We have now served a Section 215 notice on the owners of Teare's Newsagents.
- The notice requires the owner to complete the works set out in the notice (to repair and tidy the façade of the building.) This is a first step at this site and we hope that the works will be completed by the owner before the notice period is up.

### **Fundraising**

- We're very grateful for the recent contribution from WTC of £50K towards further Phase 3 works at Tonework that will hopefully allow us some measure of safe opening in the summer months. Your contribution has been making a great difference to what we have been able to achieve in this phase and has also helped to attract further funding from both Historic England and hopefully the South West Heritage Trust.
- We hope our summer programme of events will help us further with our fundraising by raising the profile of the site.

### **Pyramidion**

- We await news from our planning team for opportunities for its reinstatement of the monument stones within the station scheme/application.



# WELLINGTON TOWN COUNCIL

28 Fore Street, Wellington, Somerset TA21 8AQ

Tel: 01823 662855

E-mail: [info@wellingtontowncouncil.co.uk](mailto:info@wellingtontowncouncil.co.uk)

## Terms of Reference for the Wellington Town Council Environment and ~~Open Spaces~~ Heritage Committee

**Name of Committee:** The Environment and ~~Open Spaces~~Heritage Committee

### **Purpose**

To review, report on, and make recommendations to the Council on matters relating to a wide range of environmental and heritage issues within the Council's area including implementing the Council's climate change strategy, footpaths (in conjunction with the local volunteer team), developing and/or managing green spaces, ~~and considering other environmental initiatives~~heritage at risk and conservation area issues and other heritage matters.

### **Background**

~~Previously, the Council had separate Footpaths and Environment Committees, this is a merger of the two.~~

### **Summary of Responsibilities**

The Environment and ~~Open Spaces~~Heritage Committee shall have delegated authority to :-

- Have responsibility for developing and having oversight of the delivery of the Council's Climate Change Strategy, to include administering (in line with set policy) the Council's initiative to provide grants to organisations delivering projects that directly tackle climate change.
- Have oversight of heritage matters in the town including monitoring progress of projects in relation to heritage at risk sites and any work being undertaken to preserve and enhance the towns conservation area to ensure that progress is being made, issues are being addressed and to raise concerns with the Somerset Council's Heritage at Risk Team where appropriate. To make recommendations to the Town Council in relation to providing funding to enable work to be undertaken work or make decisions in accordance with its delegated powers.

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- Review issues relating to the maintenance and use of local footpaths and to promote the use of public rights of way within the town's parish area
- Consider and make recommendations in respect of all environmental issues affecting the town
- Liaise with appropriate authorities, groups, charities and other organisations to promote a sustainable, healthy, beneficial environment for the town and its residents.
- Has responsibility for the oversight of the management of land for which the Town Council is responsible either directly through ownership or through some other agreement that the Town Council may enter in to.
- Receive reports and recommendations from the Green Corridor Advisory Board.

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#### **Status**

The Environment and ~~Open Spaces~~Heritage Committee is a fully constituted Committee. It has elected membership, however all Councillors are welcome to attend any meetings of the Committee.

#### **Reporting**

The committee will provide a ~~regular minutes and necessary papers update~~ for discussion and consideration along with any recommendations for action at each Council meeting following a meeting of the committee.

#### **Membership**

The Committee will comprise 7 Councillors, elected annually at the Annual Council meeting, or at any other Council meeting should an interim need arise.

The Quorum of the committee is 4 elected members. No business may be transacted at a meeting unless the set quorum of Councillors is present and eligible to vote.

Should any Committee Member resign, the Chairman will consult with the other members and, if it is deemed necessary, seek another Councillor to fill the vacancy, which shall be decided by election at the subsequent Council meeting.

The local Footpath Volunteer group are invited to attend. Representatives from groups concerned with the protection of the local environment are also welcome to join meetings.

#### **Delegated Authority to Authorise Payments**

- The Committee has delegated authority from the Council to incur individual expenses relating to the Committee's core responsibilities to a maximum of £3,000 (per item) to be taken from the relevant budget. No other expenditure may be permitted without express approval from the Council. All items of expenditure will be reported to the next Council meeting.
- In the event that more than £3,000 is required for any one item of expenditure, the Committee will seek the express approval of the Council before proceeding.

#### **Operation of the Committee**

- The Committee has power to operate only as set out in these Terms of Reference. Unless relating to decisions regarding expenditure where the delegated authority to incur expenditure has been granted, members will only have decision-making

authority when voting at full Council on issues presented by Committee and relevant to its operational remit.

- Meetings of the Committee will be held six times a year in alternate months
- A Chairman of the Committee will be elected at its first meeting following the Annual Meeting of the Council.
- If the Chairman is not able to attend a meeting another Member will undertake to act as Chairman for the duration of the meeting in question.
- The Committee will make decisions by consensus demonstrated by a simple majority vote of those members of the Committee present at any meeting.
- In the case of a tied vote, the Chairman will cast the deciding vote
- The Clerk or Deputy Clerk will prepare and circulate to Councillors an agenda by email for each meeting, at least three working days prior to the meeting, and will publish the agenda on the Council website and noticeboard.
- The first agenda item will be a report by the Public Path Liaison Officer, or any delegated member of the Footpath's Volunteer group. At all other time individuals attend the meeting as observers. A maximum of 3 minutes speaking per person will be allowed, with public speaking time not exceeding 15 minutes in total.
- The Terms of Reference, agendas, and minutes of the Committee's meetings will be made available to Councillors and the public as soon as practicable.
- The Chair of the Committee will report to the Council at each monthly meeting as to the progress of matters under its consideration.
- Any amendments to these Terms of Reference may only be by formal resolution at a full Council meeting.

## Green Corridor Advisory Board

8 March 2023

7.30pm – Council Chambers

**Present:** Councillor Mike McGuffie (Wellington Town Council) (Chair)  
Councillor Catherine Govier (Wellington Town Council)  
Steve Coles (Wellington and District Sports Federation)  
Olly Hill  
Helen Gillingham (Transition Town Wellington)  
Rosie Walker (Woodland Trust)  
Anita Roy (Wellington Mills CiC)  
Adam Lockyear (Wellington Community Food)  
Steve Saunders (Basins Volunteer Group)  
Dave Farrow Town Clerk (Wellington Town Council)

### 1. Welcome

Mike McGuffie welcomed everyone to the meeting.

### 2. Notes of the Last Meeting

These were noted and there were no matters arising that weren't on the agenda

### 3. Updates

#### a. Wellington Town Council – Dave Farrow

- Wessex Water would be carrying out work on a sewer that runs across Great Meadow over the next couple of months. Initial investigation required of collapsed sewer then repair work.
- Some issues re camping and littering around The Basins. Camping now allowed on Town Council land through the lease but suggestions is there is differentiation between camping and overnight fishing. Anti-social behaviour a police issue and should be reported.
- DF was due to meet with Glyn Edwards from the Public Rights of Way Team from Somerset Council to explore how to make the footpath between The Basins and Rockwell Green accessible e.g. replacing the bridge, redesigning the gates etc
- Wellington Museum and History Society has offered to design and fund a toposcope to be placed on the highest point on Hilly Head.

#### b. Wellington Community Food – Adam Lockyear

- Planting was underway in the pilot area with ¼ of the site planted up  
Weather had been an issue.
- Planted/planned to plant onions/carrots/beetroot, potatoes/leeks
- Had had 15 people attend the first volunteer session
- All bar one of the initial crop shares have been sold.
- Had been given wildflower seed by Exmoor National Park for sowing between crops.



- **Transition Town Wellington – Helen Gillingham**
  - Fox's Field - fence installed as agreed at the February meeting and seems to be working. Have given talks to Rockwell Green and Beech Grove Primary Schools on the work taking place. Looking to install a willow bench and stone bench (the latter subject to grant funding). DF didn't feel that Somerset Council needed to be approached for permission for them.
  - Linden Meadow – 3 June Funday 11-3 – all invited – scything taking place.
- c. Wellington and District Sports Federation – Steve Coles**
- Quotes for feasibility studies being sought – deadline end of May.
- d. Woodland Trust – Rosie Walker**
- Somerset Council Woodland Creation Fund Acceleration Officer being appointed last week – RW will be arranging to meet with them and will discuss how they can support the Gren Corridor work.

#### **4. Biodiversity Audits**

Two bids had been received. MM asked for feedback and thoughts in time for the Environment and Heritage Committee meeting on the 23 May (agenda will need to go out 17 May). DF also asked that someone who knows what they are talking about attends the meeting to explain the benefits of undertaking the work.

#### **5 Summer Grass Cutting Arrangements and**

AL said that there may be someone who would do the grass cutting for free on the basis he could take it away. Agreed he should follow this up.

Also agreed that this and item 6 should be the subject of a separate meeting to detail what fields required what cutting and at the same time to consider hedge planting for the autumn.

#### **6 Future Tree/Hedge Planting**

See above

#### **7. Turning Circle at Linden Meadow**

DF explained that the owners of Linden Cottage had approached him to see if they could buy part of the land to create a turning circle for their cars as at the moment they had to reverse up the land on to Linden Hill which was dangerous. They also risked hitting walkers using the lane to get to the field.

The group whilst sympathetic felt that the 'ask' was excessive in terms of size.

#### **8. Signage**

DF explained that they were in the process of designing signs for the entrances to the Corridor that would not just say what not to do but also, to highlight positive aspects of visiting the area

Dave Farrow  
Wellington Town Council  
28 Fore Street  
Wellington  
TA21 8AQ

6<sup>th</sup> April 2023  
Our Ref: 8299/DF/29032023/MJ

Dear Dave,

### **Ecological Assessment – Wellington Green Corridor, Wellington**

Thank you for inviting us to tender for the ecological assessment you require to obtain a baseline assessment of the Wellington Green Corridor. I have set out below our proposed scope for each of the services you requested in your initial email. A summary of fees is also provided at the end of this letter.

Clarkson & Woods have been involved in similar work and are proficient at conducting BNG assessments; we have recently completed a large project undertaking baseline assessments for a portfolio of solar farms, which involved bespoke recommendations for enhancements with the corresponding BNG uplift also calculated. We are also currently working with the National Trust on a landscape scale BNG assessment with accompanying Habitat Plans, for the purposes of future trading.

We also have a large amount of experience working on projects within Wellington (including water vole and bat surveys around The Basins area) and our proposed Project Manager, should we be appointed, is Hannah Montag who is an active member of TTW and has been carrying out voluntary ecological surveys at Foxs Field for the last two years.

#### **1. Ecological Walkover Survey and Biodiversity Net Gain Assessment**

An ecological walkover survey of all parcels of land would be undertaken by an experienced surveyor. This would involve a thorough inspection of habitats on site to gather baseline habitat type (based on UKHab), condition (based on the BNG Metric), and extent. We would also look to identify key ecological features and opportunities which may be of value to a potential biodiversity credit scheme. The surveyors will also consider the potential for the presence of protected or notable species which may be affected by any change in habitat.

Due to the presence of rivers within or adjacent to the red line boundary, the BNG assessment will require a MoRPH accredited surveyor; we have two accredited ecologists in house, so will ensure these areas are covered by one of these surveyors.

Following the survey, we propose to produce a report setting out the general results of the ecological survey, baseline BNG calculation (including GIS mapping), suggestions for enhancements (as well as mapping) and the associated additional BNG uplift that would be associated with these changes. We would also supply you with the BNG Metric Excel files and GIS shapefiles.

Where we feel that further surveys may be required, we would discuss this with you. There may be opportunities to get local groups involved in this work.

## 2. Consultation with The Green Corridor Advisory Board

Once the above calculations have been completed we would propose conducting a presentation to the Biodiversity Monitoring Sub Group of The Green Corridor Advisory Board, showing the mapping and calculations as well as possible options for enhancements. This could then form the basis for a discussion of possible options and the merits/drawbacks of these. We would subsequently be available for any further discussions either online or in person, as required.

## 3. Soil Carbon Assessment

We have carried out soil carbon assessments of sites and are familiar with the methodology. I have included a fee to collect soil from the 12 field parcels for assessment through NRM's Carbon Check Plus package. One of our ecologists would visit the site to collect at least five soil core samples from each of the 12 field parcels. Samples will be taken from the recommended depth of 30cm (or as deep as possible) and submitted to NRM for analysis. On the return of the soil analysis, we would prepare a brief report detailing the outcome of the surveys. Our fees are inclusive of the NRM analysis cost of **£52.00 per sample ex. VAT.**

I would also suggest some further discussion around methodologies to measure soil health. We have been working with Dr. Fabio Carvalho G Da Silva from Lancaster University to assess soil health on solar farms and have found carbon stock is a very variable measurement and will be dependable on things like agricultural inputs (such as organic fertilisers). We have also been speaking to Mycolife about other soil health measurements (they specialise in monitoring rewilding sites), so it may be worth a meeting with both Dr. Carvalho G Da Silva and Nick Cooper from Mycolife to discuss additional options.

## Schedule of Fees

Item	Description	Fee (ex. VAT)
1	<b>Ecological Walkover Survey and Biodiversity Net Gain Assessment</b> Two days of survey using a MoRPh accredited ecologist, preparation of GIS maps, calculation of baseline and proposed BNG, production of a report.	£2,600.00
2	<b>Consultation with The Green Corridor Advisory Board</b> Preparation and provision of a presentation. Project manager available for phonecalls or informal meetings free of charge. Any attendance at more formal meetings would be charged on an hourly basis (see fees below).	£320.00
3	<b>Soil Carbon Assessment</b> Collection of 5 samples within each of the 12 parcels, as well as analysis (at £52/parcel) and addition to report.	£1,350.00

The quoted fee is inclusive of all time, equipment, materials and expenses unless otherwise stated. One hard copy report (if required) is included in the fee. Should you require additional hard copies, these will be subject to fees to cover our costs. Any attendance at project team meetings, or additional project work outside the above scope, including travel time, will be charged at the following rates:

Hourly Rates			
Director	<b>£90.00</b>	Principal Ecologist	<b>£66.00</b>
Senior Ecologist	<b>£50.00</b>	Ecologist / Site Ecologist	<b>£39.00</b>
Assistant Ecologist	<b>£30.00</b>	GIS Technician	<b>£37.00</b>
Mileage	<b>£0.75/mile</b>		

The ecologists carrying out the surveys will have the requisite experience and be covered under the necessary Natural England licences as well as being members of the Chartered Institute of Ecology and Environmental Management and covered by its code of professional conduct.

***Please note that we are currently experiencing high workloads, therefore, to ensure we have capacity to undertake this work we would advise appointment as early as possible.***

I trust that the above is acceptable and I look forward to hearing from you shortly. Should you have any comments or queries then please do not hesitate to contact me.

Yours sincerely,



Hannah Montag BSc (Hons) MSc MCIEEM  
**Principal Ecologist**

*We reserve the right to re-issue this fee quote, should the scope of works differ from the description provided.  
Similarly, we reserve the right to review this fee if significant health and safety constraints were not highlighted.  
Acceptance of our quotation constitutes an acceptance on your behalf of our terms and conditions which are available on our [website](#).*

*This quotation will remain valid for 3 months.*



Mr Dave Farrow  
Town Clerk – Wellington Town Council  
28 Fore Street  
Wellington  
TA21 8AQ  
By email: [dave@wellingtontowncouncil.co.uk](mailto:dave@wellingtontowncouncil.co.uk)



Our ref: SET\_582.01

6th April 2023

Dear Dave,

## **Wellington Green Corridor - Biodiversity Assessment**

Thank you for asking Seasons Ecology to quote for the undertaking of a baseline assessment to help prepare the Wellington Green Corridor for potential Nature Credit markets. Further to your email dated 23rd March 2023, we have included for the following elements:

1. Biodiversity Net Gain Metric assessment of the Wellington Green Corridor;
2. Habitat creation opportunities and potential Biodiversity Credits; and,
3. Soil carbon assessment

### 1. Biodiversity Net Gain Metric assessment

An experienced ecologist would undertake an ecological walkover survey to map and record habitats within the Wellington Green Corridor. Habitats would be classified in accordance with the UK Hab classification<sup>1</sup> and a habitat condition assessment would be undertaken of these habitats in accordance with the Biodiversity Metric 4.0 (Natural England, 2023<sup>2</sup>).

Habitats would be mapped using QGIS with condition assessments included within the attribute tables. The BNG calculator would be used to provide baseline terrestrial habitat and hedgerow units for the Wellington Green Corridor.

A short electronic report would be provided to include a habitat map, summary of habitat conditions and results of the BNG habitat baseline and hedgerow units. Shapefiles with associated attribute tables would also be provided.

### 2. Habitat creation opportunities and potential Biodiversity Credits

Potential habitat creation opportunities would be mapped and considered within the BNG calculator in consultation with the Biodiversity Monitoring Sub Group of The Green Corridor Advisory Board. The

<sup>1</sup> UK Habitat Classification Working Group (2018). *UK Habitat Classification User Manual* at <https://ukhab.org/>

<sup>2</sup> Available at: <https://publications.naturalengland.org.uk/publication/6049804846366720>



BNG calculator would be used to undertake an initial estimation of the potential Biodiversity Credits that could be generated on the.

A short electronic report would be provided summarising options and estimation of the potential Biodiversity Credits.

### 3. Soil carbon assessment

Five random soil sample locations would be taken from each of the 12 field parcels. Five cores would be taken from a depth of 30cm (or as deep as possible) to make a composite sample for each of the 12 field parcels. The 12 samples would be sent to NRM for assessment using their Soil Carbon Check Plus service.

The location of each sample would be georeferenced to enable future monitoring to be repeated, if required. A figure would be provided showing the sample locations and NRM Soil Carbon Check Plus results would be provided.

### Programme

There are no significant seasonal constraints to the UK Hab classification. Spring and autumn are best for taking soil samples (it is important that any future sampling is done at the same time of year to reduce sampling variation).

We would aim to commence works within ten working days from receipt of [written instruction and confirmation of invoicing details](#). We would aim to provide surveys reports within 20 working days after completion of the surveys, subject to receipt of NRM Soil Carbon Check Plus.

Should you need to discuss these timescales then please do not hesitate to contact us; we would endeavour to improve upon them if needed.

### Personnel

The project would be managed by one of Seasons Ecology's experienced ecological consultants based at our Tonedale office. Seasons Ecology's ecological consultants are members of the Chartered Institute of Ecology and Environmental Management (CIEEM). Our staff are familiar with the Wellington Green Corridor and experienced in undertaking habitat surveys using the UK Habs method and completing condition assessments in accordance with the Biodiversity Metric.

### Fee Estimate and Payment Terms

The table below provides fees for the work outlined above. The fees are inclusive of all foreseen expenses but exclusive of VAT at 20%.

Fee estimate	Ecological Works
£3,300	1. Biodiversity Net Gain Metric assessment
£990	2. Habitat creation opportunities and potential Biodiversity Credits
£1,575	3. Soil carbon assessment (including laboratory cost for 12 samples)
£55	Hourly rate for consultation

The above fees would be invoiced at monthly intervals and payment would be expected within 30 days of the issue date on the invoice.

Please [click here](#) or refer to the enclosed form to provide written instruction and confirmation of invoicing details.

#### Exclusions

We have included for a minimum of five soil samples per composite sample. This is considered the minimum number of samples required. A greater number of cores provide a more representative sample. If required, our fee can be revised to increase the number of cores taken.

Should you require any further information or have any queries regarding this proposal then please do not hesitate to contact me.

Yours sincerely,

Hannah Maben MCIEEM

*Director*

Somerset West and Taunton | Exeter and Mid Devon | North Devon | Bath and North East Somerset

## **Gay Close Play Area Site**

I appreciate members might have alternative ideas but having set out this idea in my informal paper, I'd don't recall any objections.

Also want to give it a new name too.

### **Stage 1**

Quotes for removal of the coloured tarmac and concrete (assuming there is) underneath.

Jet washing of brickwork on the site after tarmac removal works.

Cordoning off of dug off areas.

### **Works for future** (subject to discussion)

Placing soil in newly dug holes.

Planting of trees (type to be decided by EOS); should be fairly mature. Potentially at least one fruit tree which has no bench around it.

Iron railings around the trees X3.

Purchasing of bark to cover soil.

Installation of rounded benches X 2.

Planting of flowers around fruit tree (maintained by community warden?).

Installation of 2 raised planters with flowers (maintained by community warden?).

### **Further Works (if budget permits)**

Low fencing around brick perimeter

Chris Booth  
Town Councillor



## Climate Change Strategy – Activities

- Using the council website as an information hub which would include: regular newsletters, media articles, renewable energy information, grant offers, tree planting guidance, local electric charging point criteria, school learning packs.
- The Town Council should show leadership, championing and implementing local community activities in support of best practice
- The Town Council should advocate strongly for carbon control best practice measures with other authorities and work in partnership with others to support delivery measures which will benefit the town.
- The Town Council will review its own practices to make sure it is as carbon efficient as it can be,
- The Town Council will commission a review of the towns carbon emissions in order to provide a benchmark against which progress can be measured.

## Food

- Develop and promote a Community Fridge/Larder
- Promote local food growing and training opportunities to reduce food miles.
- Support local food economy – farmer's markets, Community farm, local food branding,
- Work with schools – there are 21 schools in Wellington ranging from pre-schools to Secondary school and 1 hospital – to source local, seasonal and increased plant protein use.
- Develop additional community allotments/community greenhouses,
- Promote sustainable farming practices:
  - Natural animal raising** – no use of medications, vaccines, vitamins or minerals,
  - Permaculture** – the development of agricultural ecosystems intended to be sustainable and self-sufficient,
  - Polyculture** - the simultaneous cultivation or exploitation of several crops or kinds of animals
  - Pasture management** - the practice of growing healthy forage grasses and legumes that ensure a lasting food source for livestock while at the same time focuses on maintaining and improving the ecological health of the soil.

## Energy/Heating Efficiency

- Develop and promote communal district heating networks – heating with renewables, support energy efficient planning initiatives,
- Provide advice and guidance on increasing efficiency of home energy use
- Work with providers to provide discounted schemes for insulation etc

## **Transport**

- Work with rail and bus operators to ensure that public transport is affordable, well planned, that it meets local demands and integrates both bus and train services and with provision for bikes to be transported as required.
- Map safe walking and cycling routes – using this as evidence to aid/secure funding for a safe, accessible, comprehensive and signed route network through the town. Develop and promote walking and cycling maps.
- Secure bicycle storage encouraging residents to cycle.
- Provide bike workshop to enable people to maintain, repair and share bikes plus gain skills including setting up a mobile cycle repair service that comes to the town centre on a regular weekly basis.
- Promote home delivery from independent local shops.
- Promote car/lift sharing.
- Work with Somerset Council, Network Rail (2025) and bus companies, community transport, volunteer drivers and other means to increase shared transport/better use public transport that will meet local needs.
- Installing more secure cycle racks to encourage people to leave their bikes safely when shopping.
- Encourage and promote energy efficient local transport schemes
- Promote car/lift sharing.
- Develop local co-working space to meet any emerging needs.

## **Alternative Power Sources**

- Explore how solar power could be utilised on public buildings and promote schemes for businesses/residents
- Explore how waterpower could be utilised through the Green Corridor and at heritage sites in the town

## **The Environment**

- Develop and implement tree planting programme – working with local landowners.
- Work with community groups and communities to enhance Wellington's green infrastructure including the 64 acres (Green Corridor).
- Implement the Council Tree Strategy including a residents tree planting schemes,
- Champion sustainable infrastructure – green space landscaping (64 acres) sustainable drainage, water conservation measures, permeable surfaces, flood protection measures
- Promote ethical banking, pensions, utilities and webhosting.

## **Recycling**

- Promotion of re-use, re-cycle and repair
- Development Toy library
- Library of Things
- Repair Cafe
- Local school uniform swaps,
- Clothes swaps(Methodist Church),
- Book swaps,
- Challenging local businesses to minimise trade waste and maximise recycling, reducing single use plastics – drinking water fountains in public places.