

# **Ilketshall St. Andrew and St. John Land Management Company**

## **Commons – Management Plan March 2026 – February 2027**

The following sections outline the intentions of the Board of Directors of the Land Management Company (LMC) with respect to different aspects of the Commons. The Board of the LMC at the time of the preparation of this Management Plan are:

Tim Basey-Fisher (Chair)  
John Bedwell (Company Secretary)  
Chris Roberts  
Roo Lee  
Jack Poulden  
June Hall  
Rod Apps

Tim Basey-Fisher, June Hall and Rod Apps have been nominated as Directors by the Commoners' Association. John Bedwell, Chris Roberts, Roo Lee and Jack Poulden have been nominated by the Parish Councils. Given that the Constitution of the LMC allows for 4 Directors to be nominated by each constituency, at the time of writing there is one vacancy for nominations from the Commoners' Association.

This document should be read in conjunction with the Annual Management Plans for previous years (available on the Commons website, [www.ilketshallcommons.co.uk](http://www.ilketshallcommons.co.uk)).

It must be recognised that the fulfilment of many aspects of the Management Plan will be dependent to some extent on weather conditions prevailing at different points in the year, and people will probably not need to be reminded of, for example, the very hot and dry summer of 2022, the very wet summer and autumn of 2023 and into winter 2024, and the dry spring in 2025. The fulfilment of the Management Plan will also be dependent upon the availability of resources at the relevant time. It must also be recognised that the Management Plan is only the starting point for the management of the Commons over the ensuing 12 months, and therefore that additional work may be completed as and when required. The LMC is fully accountable to DEFRA for the management of the HLS and ELS agreement and therefore has to follow strict rules and guidelines laid down by DEFRA. Due to this, it is important that no work is carried out on the Commons without the knowledge and approval of the LMC, as DEFRA may impose fines if any rules are broken.

### **Section 1. General**

#### **1.1 Long-term management of the Commons.**

As a consequence of the Commons being 'open access' land under the terms of the Countryside Rights of Way (CROW) Act, the management of the Commons has to reflect the interests of both Parishioner (and non-Parishioner) users of the Commons, as well as the Commoners. Following consultations undertaken in previous years, the LMC identified 10 long-term objectives for the management of the Commons in the Management Plan for 2022-2023. These 10 objectives are:

1. Maintain the Commons as predominantly open spaces constituting uncultivated grassland.

2. Secure sources of adequate long-term funding, to enable the Commons to be maintained indefinitely into the future in the same manner as the recent past.
3. Maintain the Commons in order that all Commoners will be able to utilise their grazing rights if they wish to do so.
4. Maintain and develop the hedges and scrub on the Commons on a long-term basis in order to maximise benefits for all wildlife.
5. Making use of advice from suitably qualified individuals, seek to maintain and develop the ponds on the Commons on a long-term basis as significant sources of wildlife diversity.
6. Create and maintain a tree coverage in corners and on boundaries of the Commons that is commensurate with the aim to maintain open spaces and grazing rights, but which also recognises the benefits of tree coverage in terms of its amenity and wildlife value, and as a contribution to sustainability.
7. Making use of advice from suitably qualified individuals, pursue an integrated approach to the enhancement of wildlife diversity through the management of the grassland, hedges, trees and ponds.
8. Use the Commons as a resource for education concerning the management of open spaces, ponds, hedges, etc. for varied groups, particularly as this may relate to funding opportunities.
9. Promote engagement by the community and the Commoners with the work of the Land Management Company, and secure a succession of people willing to act as volunteers for work on the Commons, and as Directors of the LMC.
10. Achieve an appropriate long-term balance between the use of the Commons by the community (including dog-walkers) and the protection and enhancement of wildlife.

The Board has kept these objectives under review, and after taking account of feedback from stakeholders, concluded in October 2025 that there was no need to make any amendments to those objectives at the current time. It is believed that they will continue to provide a consensus view, across all individuals in both villages (and across both Commoners and parishioners) to guide the long-term management of the Commons. It should be noted that the sequencing of the objectives does *not* imply any prioritisation (and therefore that all the objectives carry equal 'weight'), and furthermore that the intention has been to provide the objectives with sufficient detail to be meaningful, but to avoid such a high level of detail that would constrain and limit the objectives in a manner that would not be appropriate for **long-term** objectives. It should also be recognised that changes in the funding arrangements for the Commons may necessitate some amendment to the objectives at some point in the future in order to meet the expectations of the funding providers.

## **1.2 Incursions and encroachments.**

The Commons have been in existence for a very long period of time, and the overwhelming majority of stakeholders want to see them continue indefinitely into the future. The Board therefore sees the preservation of the acreage as being a prime responsibility. To that end, the Board has previously made a commitment to seek to establish more precisely the boundaries of all of the Commons, and therefore to secure agreement as to the ownership of certain ponds, hedges, and areas, with the owners of properties adjoining the Commons. Work has progressed with respect to this project during 2025, with the majority of property

owners contacted so far agreeing that the Land Registry map for their property accurately represents the boundary with Common land. Work remains to be undertaken to clarify and agree boundaries on a number of properties where the owners have been contacted, and also to contact the remaining property owners with a boundary with Common land. Due to a small number of properties giving rise to time-consuming difficulties in securing agreement regarding the boundaries, it was not possible for this work to be completed, as hoped, during 2025 but it is hoped to complete it as soon as possible.

The Board also previously stated that it would take a robust approach to any encroachment or incursion onto the Commons. As noted in Section 1.6 below, the Parish Council is empowered to take action in relation to the Commons as a consequence of the Commons Act (2006), but the Parish Council does not have the resources to initiate legal action to counter incursions or encroachments, and therefore the costs of such action falls to the LMC. At meetings held between the policing team responsible for the area and representatives from Parish Councils, the police have emphasised the need to take whatever steps are feasible to limit the possibility of incursions, and emphasised that the police will **not** become involved unless there are aggravating circumstances to warrant such involvement.

The Board therefore intends the LMC to maintain a substantial reserve of funds to pay for legal and other costs associated with incursions and encroachments if these occur. In the previous Management Plan, the Board proposed to allocate £30,000 of its existing funds as the amount for this purpose; it proposes the same figure for 2026-2027. The sum will continue to be reviewed on an annual basis.

### 1.3 “Lawnisation”

Over a number of years, concern has been expressed to members of the Board regarding an increasing tendency for people to regularly mow areas of Common in front of their property, and hence convert them into lawns. An issue is that some of these areas are within the areas of the Commons covered by the ELS/HLS scheme and are therefore subject to restrictions on grass cutting, etc. In addition, all such areas are in any event areas of Common and share the purpose of encouraging wildlife and flora. Following discussions at the AGM of the LMC in February 2024 and other consultations, the Board developed guidance on the nature and frequency of mowing of Common land in front of properties that aligned with the majority views expressed at the AGM and other consultations. This guidance was distributed to all properties fronting the Commons but unfortunately during 2025 it became apparent that the impact of the guidance had had only very limited effect and that “lawnisation” remains as problematic as ever.

### 1.4 Funding

As at September 2025, the net funds held by the LMC constituted almost £78,000. This represents a marginal increase in net funds relative to the figure for September 2024 of almost £1,000. The income and expenditure of the LMC were, therefore, broadly similar in the financial year to September 2025, at around £10,000

On the **expenditure** side, total expenditures by the company for the financial year ending in September 2024 were approximately £10,000, and therefore very similar to expenditures in the year ending in September 2025, despite increasing costs due to inflation. £10,000 is broadly in line with expectations outlined in the Management Plan for 2025-2026.

On the **income** side, for the financial year ending in September 2024, the total income was approximately £14,500, and therefore the income for the year ending in September 2025 was some £4,500 less than in the previous year. The sharp reduction of £4,500 is due to two key factors; first, a reduction in the income from the Basic Payment Scheme (BPS), and secondly

a distortion due to the changed timing of BPS payments. In addition, interest payments from the company's investments were approximately £500 less than in 2024.

The view of the Board is that adequate funding is crucial to the appropriate management of the Commons on a long-term basis. Cutting of the grass is necessary in order to avoid the Commons being overtaken by brambles, tallows, etc. In addition, maintenance of the hedges and ponds is necessary in order to promote wildlife, while maintenance of the ditches is necessary to deter incursions. All these (and other) activities require funding on a long-term basis.

In recent years, the income to the LMC has mainly come from three sources; the Basic Payment Scheme (BPS), the Entry Level Stewardship Scheme (ELS) and the Higher Level Stewardship Scheme (HLS). In approximate terms, the income from these sources constituted £7,517 in 2025, with £5,836 from the ELS/HLS and £1,681 from the BPS. [The payments from the BPS were £5,612 in 2024. The income from the BPS is anticipated to be only around £600 in 2026, before ceasing completely in 2027.] There was an additional £2,435 of income representing interest payments on investments in 2025.

With respect to the ELS/HLS scheme; in 2022, following consultation with Commoners and parishioners, the LMC extended its participation in the ELS/HLS scheme for a further 5 years with effect from 2023, and with the final payment therefore being made in 2027. The annual income from participation in that scheme was due to be fixed at £5,836.10, but HLS payments have been increased substantially due to the government "investing £30 million to increase payment rates so farmers with HLS agreements can continue to restore habitats, support rare species, preserve historic features and maintain traditional landscape features". The consequence of this is that the HLS payment for 2025 increased from £5,836 to £10,282, and will continue at that rate for the remainder of the duration of the agreement. Clearly this represents a significant improvement over the what the financial position of the LMC was anticipated to be until 2027. Uncertainty remains, however, regarding the financial position of the LMC following the ending of all payments from the BPS and the ELS/HLS ending in 2027, since after that point the LMC will have no income (apart from interest on its investments). The Board's understanding is that the Sustainable Farming Incentive (SFI) is due to be re-launched in the first half of 2026, at which point it will be clearer what options would be available and whether the Commons would be in a position to apply. The Board is confident that common land will still attract funding, but clearly an element of uncertainty prevails and it is still the view that the levels of funding will be lower than those in the past.

The Board of the LMC will investigate, and take advice on, the alternative possibilities nearer the time, and will continue to monitor developments within the SFI in particular. Consultations with the Commoners will take place in relation to any future funding opportunities in the light of their grazing rights, along with consultations with all other stakeholders prior to applying for any future funding opportunities, taking into account the proposed long-term objectives of the Commons identified in Section 1.1 above. It has been noted in *Management Plans* of previous years that the long-term objectives for the Commons proposed in Section 1.1. above may require some adjustment in order to be able to take advantage of appropriate funding schemes, as and when the detail of these schemes become available, and this continues to apply

In the light of the continuing uncertainties regarding future funding arrangements, but also the high probability that such funding arrangements will, in any event, only provide significantly reduced income relative to the past few years, the Board intends to continue with a cautious approach to expenditures. While the net funds of the LMC are currently in a good state, the need to manage the Commons for an indefinite period into the future necessitates the adoption of a long-term approach to balancing income and expenditure.

In common with any organisation holding funds, those held by the LMC are subject to erosion from the effects of inflation. Although the headline figure of total funds as at September 2025 shows an increase of approximately £1,000 to £77,700, it is important to appreciate that the figure of £77,700 represents a **reduction** in real purchasing power due to the effects of

inflation. In recent years, the Board has been able to identify opportunities for investing a significant part of those funds into fixed-term deposits paying high interest rates; given the continuing fall in the inflation rate, these interest payments have, and will continue for a period, to alleviate some of the pressures resulting from inflation and from the reductions in income. The LMC will continue to keep the possibility of investments into alternative assets as a way of securing above-inflation returns on a long-term basis, but does not anticipate making such investments in the foreseeable future.

## 1.5 Communications

Feedback from a range of users is that the Commons website has continued to provide a valuable source of information relating to the Commons. The Board intends to continue to develop the website where appropriate, along with continuing to regularly update the information contained on it.

During 2025 more use was made of email for circulation of the Commons Newsletter. This method of engagement will continue, being an effective and efficient means of disseminating information. The circulation list continues to grow with new residents being approached and encouraged to participate.

Working parties of volunteers to undertake work on the Commons have been a feature of the Commons for many years, and it is intended that these will continue as a means of building involvement and commitment to the Commons; participants also comment that it is an enjoyable and rewarding thing to do.

Several new residents were encouraged to volunteer during 2025 as this is seen as a good way of developing inclusion. By volunteering participants benefit from gaining knowledge about the activities associated with managing the Commons whilst, at the same time, actively investing in their surroundings. With reductions in funding income, volunteer work parties will be increasingly important and will continue to be actively promoted and encouraged as we move forward.

**Costs:** £375 annual maintenance costs for the website.

## Section 2. Grass.

### 2.1 Over-wintering Areas

There are two central requirements arising from the Higher Level Stewardship (HLS) agreement; first, that cutting of the grass does not take place until after the middle of June each year, and second that 10% of the grassland area under Option HK15 is not cut at that time, with a recommendation that it is cut after 28 February the **following** year. The primary function of the 10% uncut area is the promotion of wildlife for an extended period, but also to protect and promote certain flora.

In the past, the LMC has identified certain areas of Common to be the overwintering areas, on a continuous basis. Therefore, in Year 1 these areas would **not** be cut in June/July, and the grass would be left uncut after the end of February in the following year (Year 2.) Soon after the end of February in Year 2 – and before the grass started growing to any significant extent in spring – the grass would be cut. Later in Year 2, the overwintering areas would **not** be cut in June/July, and the grass would be left uncut until after the end of February in Year 3. And so on.

Problem: in recent years the overwintering areas have been too wet to allow machinery onto the Commons to cut the grass, after the end of February but before the grass starts growing again. But the grass cannot be cut in June/July, and had to be left until after the end of the

following February – when the same problem arose. As a consequence, the overwintering areas were in danger of turning into scrub, with too many weeds, brambles, and occasional shrubs.

The solution that has been adopted is to have two, alternating, areas for overwintering. In Year 1, Area A will **not** be cut in June/July, and be left uncut. Rather than attempt to cut it soon after the end of February in Year 2, it is cut in June/July (along with most of the rest of the Commons). Correspondingly, in Year 2 Area B will **not** be cut in June/July, and will wait until June/July in Year 3 to be cut.

The 2, alternating, overwintering areas are on Great Common. Maps of the areas involved are presented in Appendix 2, which shows the alternating areas for 2026-2027, and for 2027-2028.

### **Smaller areas of Common.**

In the past, certain smaller areas of Common (including Tooks Common, part of The Mardle, Blacksmiths Common South, and part of Little Common) have been used as overwintering areas. This has been due to these areas being individually small and therefore difficult to cut in an economic fashion by the machinery used to cut the larger areas, but also due to the comparatively low quality of the grass arising from them. These areas also suffered from the difficulty of being too wet, in late winter, to allow machinery onto them in order to cut them – and therefore were also in danger of becoming overgrown and turning to scrub. These areas will no longer be used as overwintering areas, and the intention is therefore to cut them on an annual basis. Given the issues associated with getting appropriate machinery onto these smaller areas of Common (and other areas, such as parts of Blacksmiths Common), the target is to cut them in October of each year.

**Costs:** By concentrating the overwintering areas onto Great Common, by only cutting those overwintering areas at the same time as other areas (June/July), and simplifying the management of the smaller areas of Common, the intention is also that costs will be reduced.

The total anticipated cost of haymaking in 2026 is £2,800. The compensation rate of haymaking is £30 per acre excluding VAT. The normal June/July hay cut is estimated to cost £1,720 in 2026, and the late cut of Holdens East and Mill Common to cost £610. The cost of flailing the small areas of Common in October is estimated at £400.

## **2.2 Control of Weeds.**

One of the requirements of the HLS agreement is that a number of injurious species of weeds should be controlled. Spot spraying of thistles on the HK15 areas was undertaken in 2020, and this was followed up with further spot spraying on Great Common in June 2021. Since then, the incidence of thistles has been sufficiently low to avoid the need for any control. It is hoped that thistles will again not be a problem in 2026, but spot spraying will be undertaken if necessary. This would be limited to only one part of any Common in order to not limit access to a Common unduly.

Ragwort has also been less of a problem recently than was feared, and generally the plants have been on the verges of the roads running through the Commons. Measures may be taken in 2026 to prevent the ragwort problem getting any worse, which may involve working parties to pull the ragwort supplemented by spot spraying. The Board is investigating the possibility of using a recently-introduced organic weedkiller for the control of ragwort which will remove the need to close areas of Common off from dogs, etc., for safety reasons.

It has to be noted that any initiative to control weeds will be dependent on weather conditions and on the availability of personnel at the appropriate time to undertake the work, and therefore cannot be guaranteed.

**Costs:** The cost of the spot spraying of the thistles and/or ragwort is difficult to estimate, but it is hoped to limit this to £200 in 2026.

### **Section 3. Hedge Cutting and Scrub/Ditch Flailing**

Appendix 2 [Hedge Cutting and Scrub/Ditch Flailing Plan 2026/7] identifies the hedges to be faced or topped. It also identifies areas of scrub and ditches to be flailed.

The advice received from Kim Pearce (DEFRA) and Tim Schofield (Suffolk FWAG) in November 2018 was that hedges should be cut either once every three years or once every two years. The Board adopted the approach of cutting hedges on a rotating basis every two years, although it should be noted that in a slow-growing year (for example, due to a drought or a cold spring), some hedges/parts of hedges may only require cutting once every three years. The reason for preferring cutting every two years is that if hedges are normally cut every three years, they would then need to be cut back hard. In turn, this leads to defoliation and the hedge becomes too cold and open for birds to nest there. The Board continues to see the approach as the best way of maintaining the characteristics of the hedges to promote wildlife, and therefore intends to continue to adopt it.

Any hedge would not normally be topped and faced in the same year, although there may be specific instances where this is appropriate. Flailing is also used for those areas constituting scrub preventing encroachment of the scrub onto the Commons. The plans for hedge and scrub cutting will be subject to amendment in the light of weather conditions, but it is anticipated the work will be undertaken before the Commons become too wet, and therefore unsuitable for heavier machinery. In rare circumstances it may be necessary to maintain hedges or scrub which are not detailed in the Management Plan. This could result as a matter of nuisance or safety which are not detailed in this Management Plan and the Appendices at the time of publication.

Given all of the above, the LMC will also explore the idea of not cutting some hedges on a routine or set rotational basis, with the view of benefitting wildlife.

**Costs:** The estimated cost of the hedge and scrub cutting activity for 2026/7 is £1,000 (including VAT).

### **Section 4. Road and Trackside Flailing, Drainage and Anti-Incursion Ditch Maintenance**

***In order to ensure compliance with the terms of the HLS/ELS agreement, no work should be undertaken on any drainage or anti-incursion ditches without the explicit agreement of the LMC.***

Appendix 2 [Hedge Cutting and Scrub/Ditch Flailing Plan 2026/27] identifies the hedges to be faced or topped. It also identifies areas of scrub and ditches to be flailed.

Over the years management of the road and trackside anti-incursion ditches has been monitored and adapted so as to benefit wildlife whilst retaining the very purpose of their existence. Such management has proved reasonably successful although the growth and presence of sallows has been an increasing unwanted feature. Going forward into 2026/27,

rather than adopting rotational maintenance, anti-incurion ditches will be flailed on an annual basis to help prevent the growth and establishment of willows.

It is possible ground works will be undertaken at various locations around the Commons on drainage ditches, anti-incurion ditches and security bunds. As part of the ongoing rolling programme, routine inspections will be made and any remedial work undertaken as and when considered necessary. Accordingly, it is not possible to publish, in advance, a plan of this work.

Extreme wet weather will continue to identify locations which require maintenance, but are not the responsibility of the LMC. The Board decided it would be appropriate, for the benefit of the community as a whole, to undertake maintenance at these sites. If undertaken at the appropriate time it would constitute a cost effective solution.

Work is scheduled to continue on the drainage system between School Road and the pond to the front of English Cottage (Pond 1), on the part of Great Common labelled CL136, continuing the work undertaken in January 2026.

Following discussions at the meeting of the Commoners' Association in February 2026, the Board will investigate the possibility of undertaking additional flailing work to counter the spread of brambles on access tracks across the Commons and at other locations where a problem has been identified.

**Costs:** The estimated cost of all these works in 2026-27 is £1,000 (including VAT)

## **Section 5. Other Works**

### **5.1 Ponds.**

Having undertaken a great deal of restoration in recent years, it has been recommended that pond fronts are kept cut and open during the growing season (see point about pond survey below). The aesthetic value will be greatly improved, the investment rewarded, and it will also alleviate the need for major works in the future. This work will be undertaken on a regular basis, probably around three times during the growing season.

The ponds in question are:

- Pond 1. Great Common north, in front of 'English Cottage'
- Pond 2. Great Common south, in front of Dairy Farm Barn
- Pond 3. Great Common south/west corner
- Pond 4. Great Common south, opposite 'The Homestead'
- Pond 6. Hawthorn Farm
- Pond 7. The Mardle
- Pond 8. Little Common east
- Pond 10. Blacksmiths Common
- Pond 11. Mill Common

**Costs:** The estimated cost of this activity in 2026 is £180 (no VAT) per visit.

In accordance with the advice contained within the pond survey, patch scraping selected ponds will be undertaken to control the spread of invasive Reedmace (bulrush). A trial of this work was undertaken in November 2022 on two ponds on Great Common, and initial results show that this was very successful with minimal impact on wildlife. Pond 4 was patch scraped again in November 2025 to control the Reedmace, and Pond 12 on the south side of Great Common was scraped more extensively and re-profiled. In addition, work was undertaken to remove Reedmace from the Mardle. Subject to continued specialist advice this work will be continued subject, as always, to weather conditions. It is proposed that ponds will be continue to be identified each year and work initiated on a rotational basis.

**Costs:** The estimated cost of this activity in 2026/27 is £1000 (including VAT).

The pond survey undertaken during 2023 [available on the Commons website] illustrates the importance of continued maintenance and provides recommendations of the works required in order to maximise the quantity and diversity of the wildlife that the ponds support. Given the expertise on which these recommendations were based, it is intended that these will be followed. Furthermore, it has been agreed that pond surveys will be conducted every three years in order to provide an ongoing reference as to the state and quality of the ponds. The next survey is therefore scheduled to be undertaken during the summer of 2026.

**Costs:** The estimated cost of this activity in 2026/27 is £500

With regard to the management of the nine ponds that are surveyed, the LMC will continue to consult further with its specialist advisers regarding the advantages and disadvantages of pursuing a more differentiated approach to the management of these ponds. Account will need to be taken of the fact that there are a number of ponds on the Commons additional to these nine that are not managed in accordance with the specialist guidance, along with many other common and private ponds in the near proximity to the various Commons.

Following a discussion at the meeting of the Commoners' Association in February 2026, the Board will examine the possibility of installing life-saving equipment (probably a lifebuoy ring and throwing line) at the Mardle.

Further to a request made at the LMC AGM in February 2026, the LMC will investigate the responsibility for the pond to the south of The Old Stores on Tooks Common Lane, with a view to including it within the collection of ponds managed by the LMC. This will, in particular, be subject to cost considerations in the light of the legal costs involved and the current state of the pond.

## **5.2 Trees**

There are a large number of trees around the edges of the Commons, and to a lesser extent on the Commons themselves. Following concern being expressed to the Board by a resident regarding the safety of such trees, a survey was undertaken by a tree surgeon in November 2022. The feedback from that survey concluded that there were no trees that constituted a safety risk such that they required immediate attention. A number of trees, and limbs of trees, were identified which could usefully receive attention to further reduce risk. Work on the subject trees has already been undertaken and will continue in 2026/7 and into the future.

The intention is to arrange for a tree survey to be conducted by a tree surgeon every three years in future, with the next being in 2026. In intervening years, members of the Board will conduct a survey, and bring in specialist expertise if and when thought necessary.

**Costs:** The estimated cost of this work for 2026 is £150 (no VAT)

### **5.3 Other planned works:**

The permissive grass pathways will be cut during the growing season as and when required. On the basis of experience in previous years, this could be on 3 – 5 occasions.

**Costs:** The estimated cost of this work for 2026 is £120 (inc VAT) per visit.

Vehicular access points and/or pedestrian access points, together with areas around benches, will be strimmed as and when required. On the basis of experience of previous years this is likely to be on 3 occasions.

**Costs:** The cost estimate of this strimming work for 2026 is £380 (no VAT) per visit.

The 'wetland' area on Little Common East has a schedule for 20% of its area to be cut each year, weather permitting. It is intended to continue with this schedule in 2026-27.

**Costs:** The estimated cost of this work on the 'wetland' area in 2026 is £100 (no VAT).

The area of grass immediately around The Mardle will be cut during the growing season as and when required. On the basis of experience of previous years this could be on 3-5 occasions,

**Costs:** The estimated cost of this work for 2026 is £50 (no VAT) per visit.

## **6. Other expenditures, and total anticipated expenditures in 2026-27.**

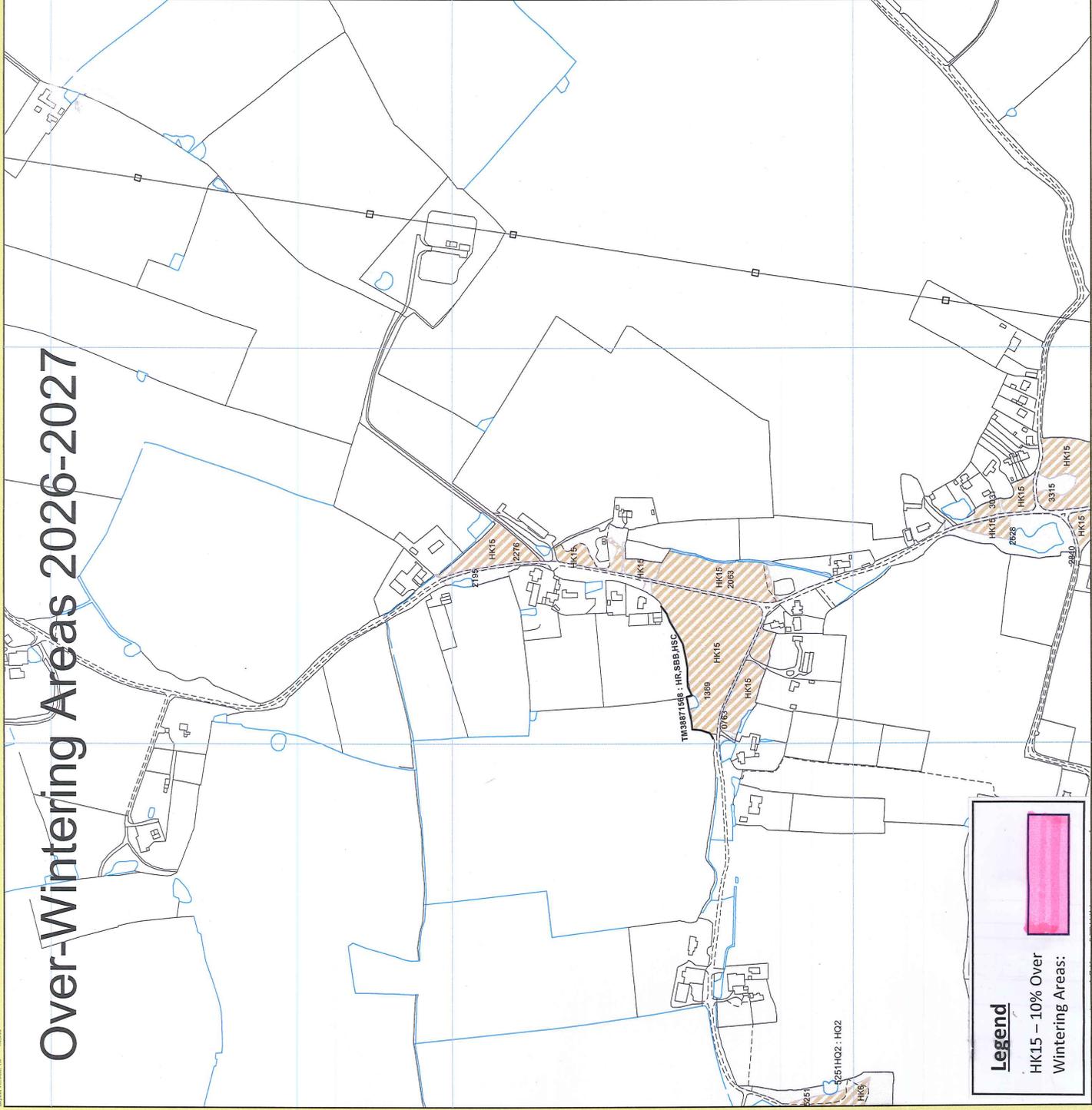
Certain other recurrent expenditures not referred to above need to be allowed for. These include fees to accountants; fees to Companies House; the cost of insurance; and the hire of the Village Hall for the AGM, etc..

**Costs:** The anticipated cost of these recurrent items of expenditure in 2026-27 is £1,500.

**Total estimated expenditure:** Taking all the estimated costs above, and recognising the uncertainty around many of the estimates, the total expenditures by the LMC for the period from March 2026 until February 2027 is estimated to be around £11,000.



# Over-Wintering Areas 2026-2027



**Legend**

HK15 – 10% Over Wintering Areas:

## HIGHER LEVEL STEWARDSHIP AGREEMENT MAP

- Options**
- HB Maintenance of hedgerows/ditches of very high environmental value
  - HC/OHC Management of woodland edges/hedgerow buffer strips
  - HC/OHC Protection of trees  
\*Number within circle represents number of trees in parcel
  - HC/UHC/UOHC Woodland and orchards
  - UHD/UOHD Visibility of archaeological features on moorland
  - HD/OHD Historic and landscape
  - HE/OHE Buffer strips and grass margins
  - HF/OHF Arable land
  - HS/OHS Encourage a range of crop type
  - HJ/OHJ Maintenance of watercourse fencing
  - HJ/OHJ/UHJ/UOHJ Resource protection
  - HK/OHK Grassland
  - HL/OHL/UHL/UOHL Upland grassland and moorland
  - HN Linear access (agreements to October 2010 only)
  - HN Permissive open access (agreements to October 2010 only)
  - HO Lowland heathland
  - HP Inter-tidal and coastal
  - HQ Wetland

Option codes are annotated on the map. Please see scheme handbooks for detailed explanation of each option code.

Supplement options are annotated where present e.g. HL13, HR4

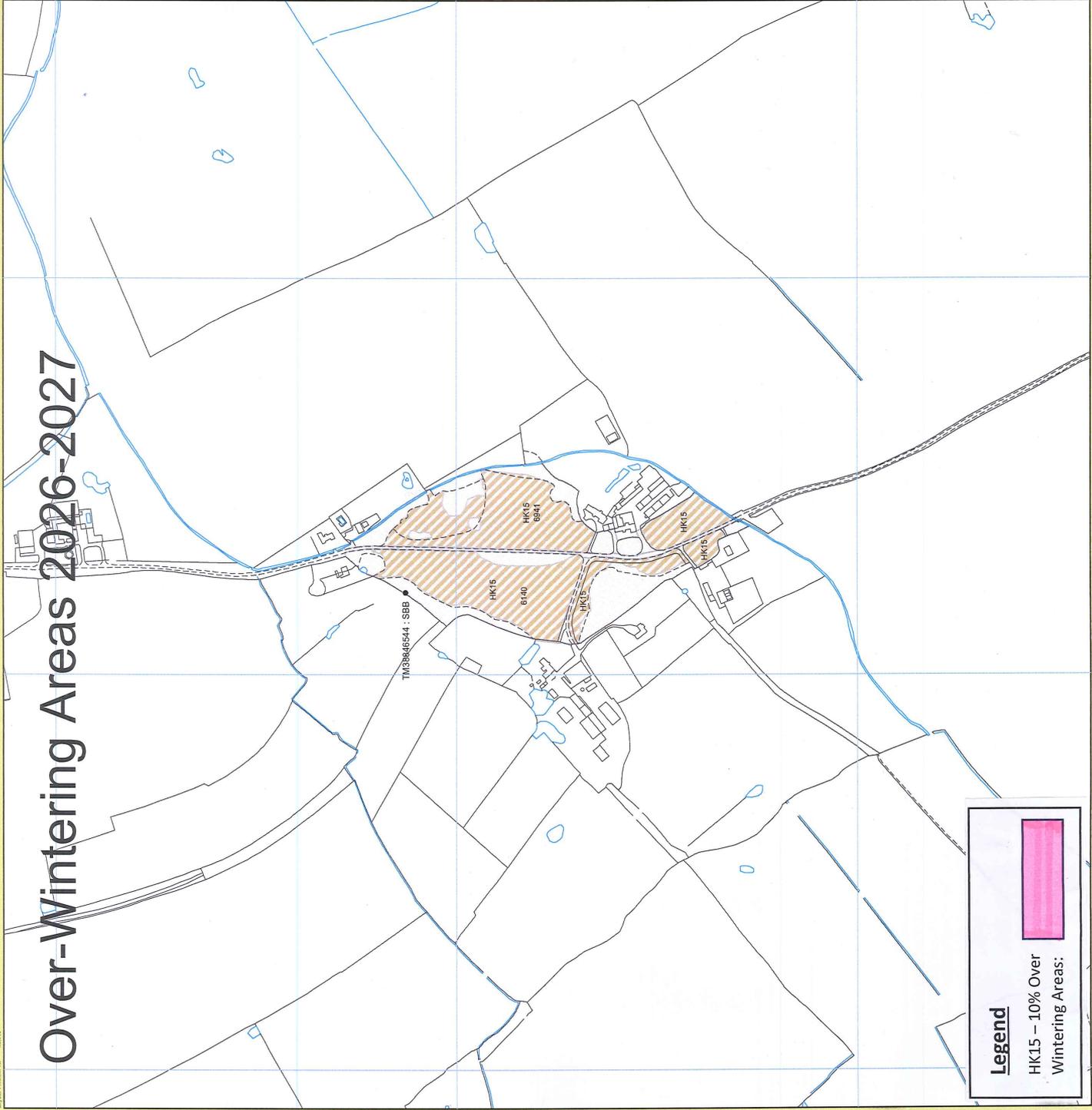
- CA1/PC CP1/GF CL1/WS Capital Item
- Positions of capital items are indicative and for identification purposes only
- 1234 RLR field number
- Remaining land comprising agreement area
- 0 200 400 Metres

Map provided for the sole purpose of supporting ES Scheme Applications and Agreements.  
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Ordnance Survey licence number 100022021.

Application Ref: AG00241949  
**Appendix: 1**  
**Map: B**



# Over-Wintering Areas 2026-2027



**Legend**

HK15 – 10% Over Wintering Areas:

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Option codes are annotated on the map. Please see scheme handbooks for detailed explanation of each option code.

Supplement options are annotated where present e.g. HL13, HR4

- CA1/PC Capital Item
- CPI/GF Capital Item
- CL1/WS Capital Item

Positions of capital items are indicative and for identification purposes only

- 1234 RLR field number
- Remaining land comprising agreement area



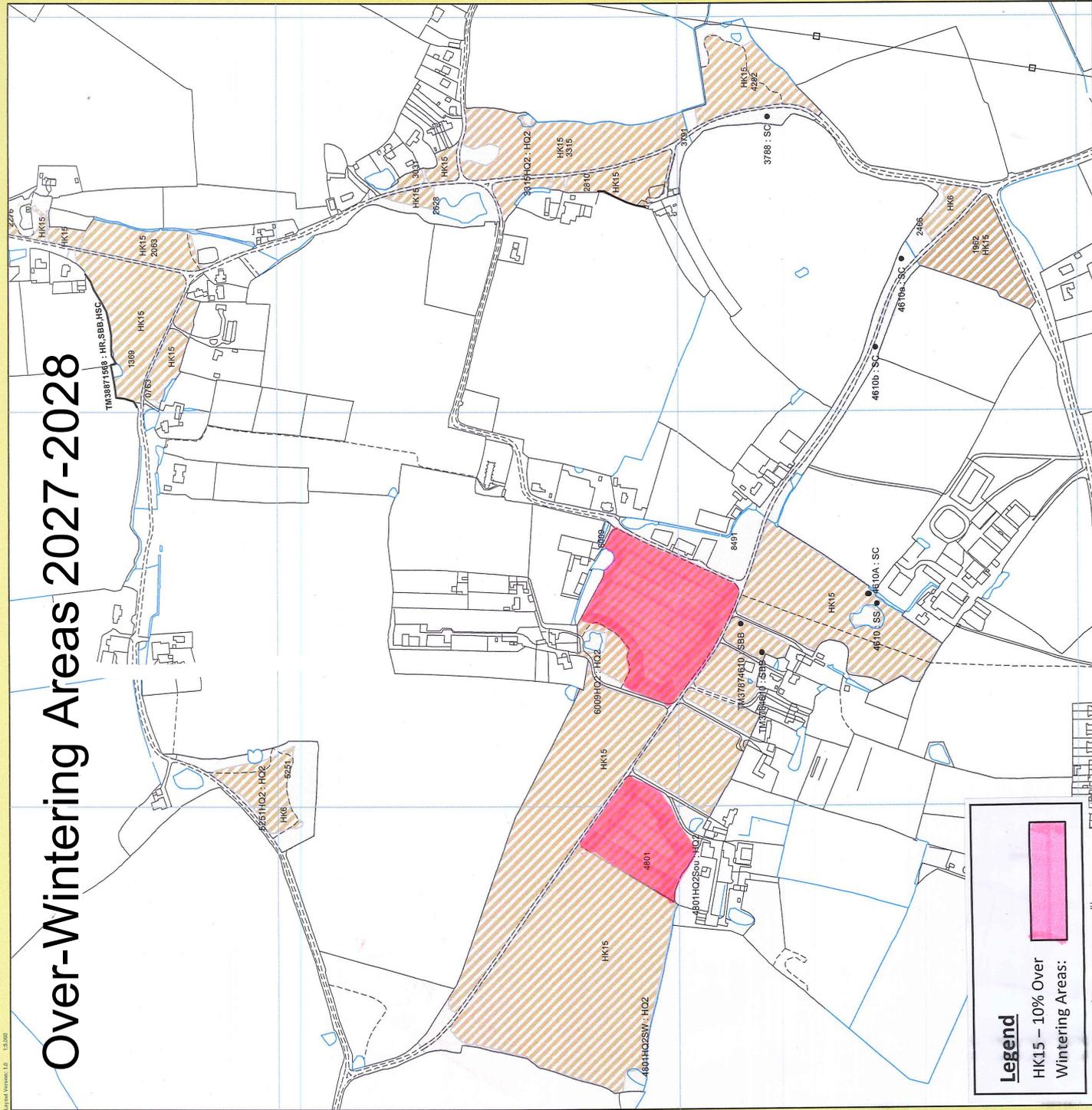
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Application Ref: AG00241949

# Appendix: 1 Map: B



# Over-Wintering Areas 2027-2028



## HIGHER LEVEL STEWARDSHIP AGREEMENT MAP

- Options**
- HB Maintenance of hedgerows/ditches of very high environmental value
  - HC/OHC Management of woodland edges/hedgerow buffer strips
  - HC/OHC Protection of trees  
\*Number within circle represents number of trees in parcel
  - HC/UHC/UOHC Woodland and orchards
  - UHD/UOHD Visibility of archaeological features on moorland
  - HD/OHD Historic and landscape
  - HE/OHE Buffer strips and grass margins
  - HF/OHF Arable land
  - HG/OHG Encourage a range of crop type
  - HJ/OHJ Maintenance of watercourse fencing
  - HJ/OHJ/UOHJ Resource protection
  - HK/OHK Grassland
  - HLOH/LUHL/UOHL Upland grassland and moorland
  - HN Linear access (agreements to October 2010 only)
  - HN Permissive open access (agreements to October 2010 only)
  - HO Lowland heathland
  - HP Inter-tidal and coastal
  - HQ Wetland

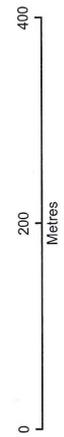
Option codes are annotated on the map. Please see scheme handbooks for detailed explanation of each option code.

Supplement options are annotated where present e.g. HL13, HR4

- CA1/PC Capital Item
- CP1/GF Capital Item
- GL1/WS Capital Item

Positions of capital items are indicative and for identification purposes only

- 1234 RLR field number
- Remaining land comprising agreement area



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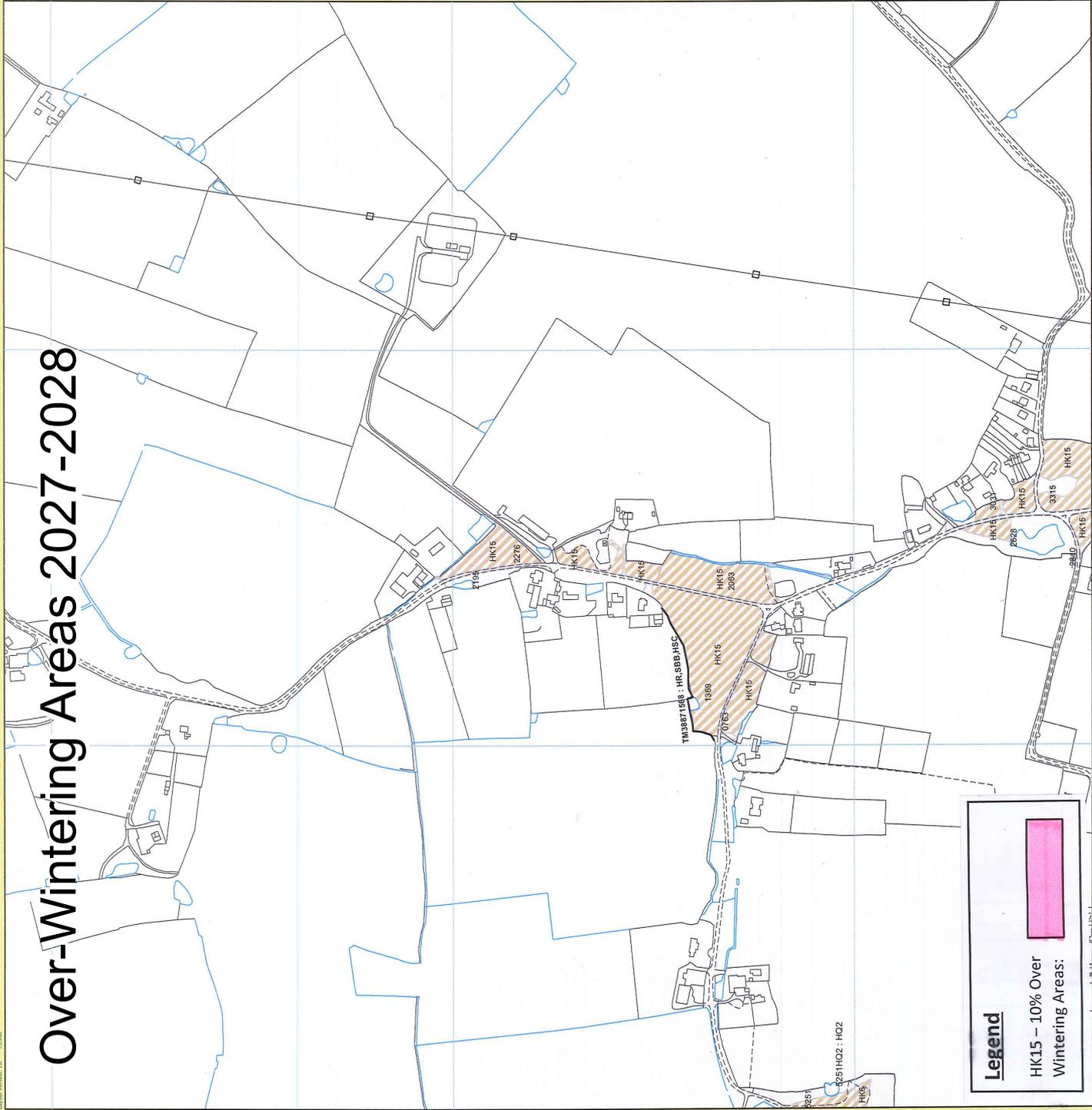
# Appendix: 1 Map: A



**Legend**

HK15 - 10% Over Wintering Areas:

# Over-Wintering Areas 2027-2028



## HIGHER LEVEL STEWARDSHIP AGREEMENT MAP

- Options**
- HB Maintenance of hedgerows/ditches of very high environmental value
  - HC/OHC Management of woodland edges/hedgerow buffer strips
  - HC/OHC\* Protection of trees  
\*Number within circle represents number of trees in parcel
  - HC/UHC/UOHC Woodland and orchards
  - UHD/UOHD Visibility of archaeological features on moorland
  - HD/OHD Historic and landscape
  - HE/OHE Buffer strips and grass margins
  - HF/OHF Arable land
  - HG/OHG Encourage a range of crop type
  - HJ/OHJ Maintenance of watercourse fencing
  - HJ/OHJ/UHJ/UOHJ Resource protection
  - HK/OHK Grassland
  - HL/OHL/UHL/UOHL Upland grassland and moorland
  - HN Linear access (agreements to October 2010 only)
  - HN Permissive open access (agreements to October 2010 only)
  - HO Lowland heathland
  - HP Inter-tidal and coastal
  - HQ Wetland

Option codes are annotated on the map. Please see scheme handbooks for detailed explanation of each option code.

Supplement options are annotated where present e.g. HL13, HR4

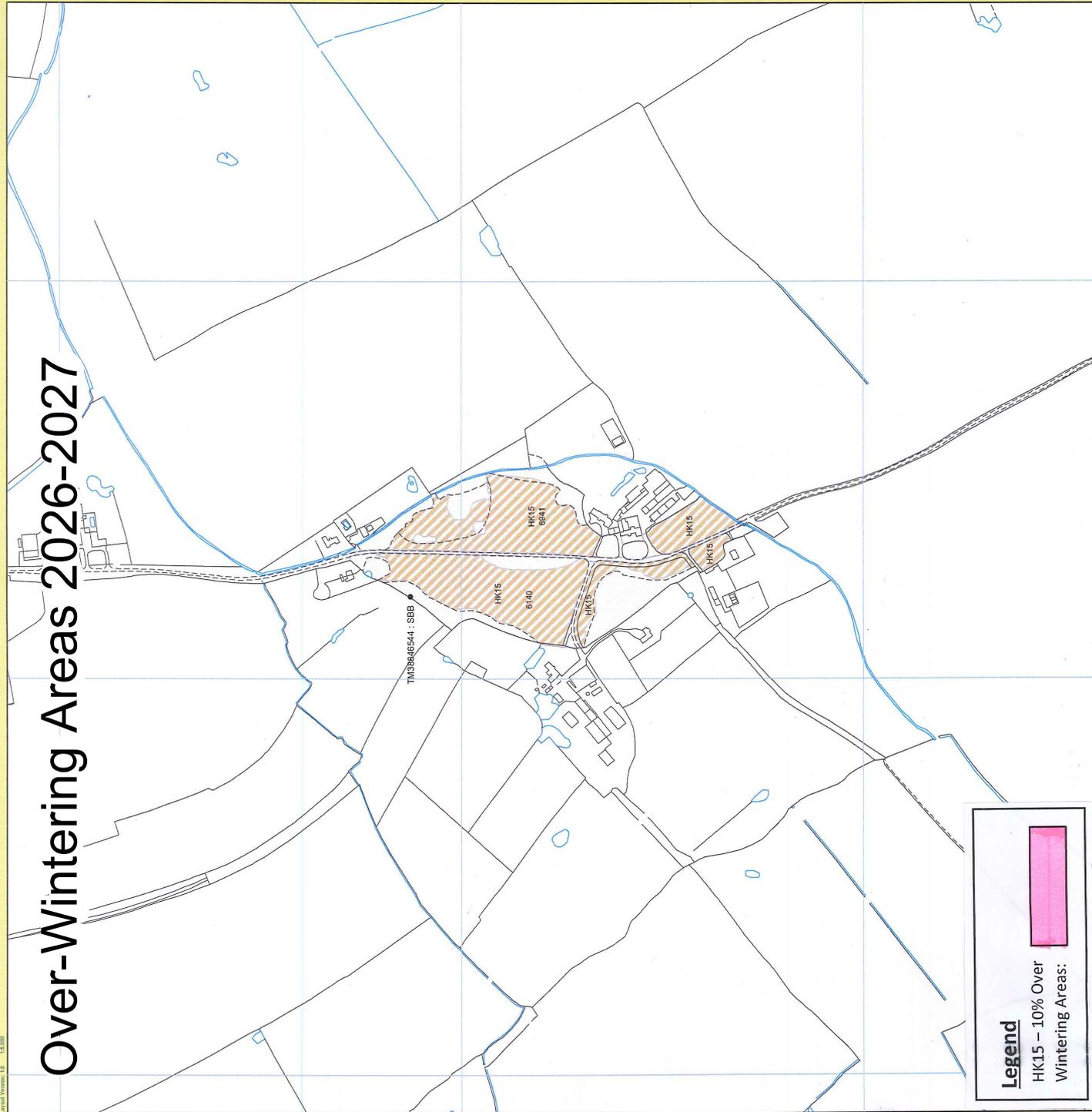
- CAT/PC CP1/GF CL1/WS Capital item
  - Positions of capital items are indicative and for identification purposes only
  - 1234 RLR field number
  - Remaining land comprising agreement area
- 0 200 400  
Metres

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Application Ref: AG00241949  
**Appendix: 1**  
**Map: A**



# Over-Wintering Areas 2026-2027



**Legend**

HK15 – 10% Over Wintering Areas:

## HIGHER LEVEL STEWARDSHIP AGREEMENT MAP

### Options

- HB Maintenance of hedgerows/ditches of very high environmental value
- HC/OHC Management of woodland edges/hedgerow buffer strips
- HC/OHC Protection of trees  
\*Number within circle represents number of trees in parcel
- HC/UHC/UOHC Woodland and orchards
- UHD/UOHD Visibility of archaeological features on moorland
- HD/OHD Historic and landscape
- HE/OHE Buffer strips and grass margins
- HF/OHF Arable land
- HG/OHG Encourage a range of crop type
- HJ/OHJ Maintenance of watercourse fencing
- HJ/OHJ/UHJ/UOHJ Resource protection
- HK/OHK Grassland
- HL/OHL/UHL/UOHL Upland grassland and moorland
- HN Linear access (agreements to October 2010 only)
- HN Permissive open access (agreements to October 2010 only)
- HO Lowland heathland
- HP Inter-tidal and coastal
- HQ Wetland

Option codes are annotated on the map. Please see scheme handbooks for detailed explanation of each option code.

Supplement options are annotated where present e.g. HL13, HR4

- CA1:PC Capital Item
- CP1:GF Capital Item
- CL:1WS Capital Item

Positions of capital items are indicative and for identification purposes only

1234 RLR field number

Remaining land comprising agreement area



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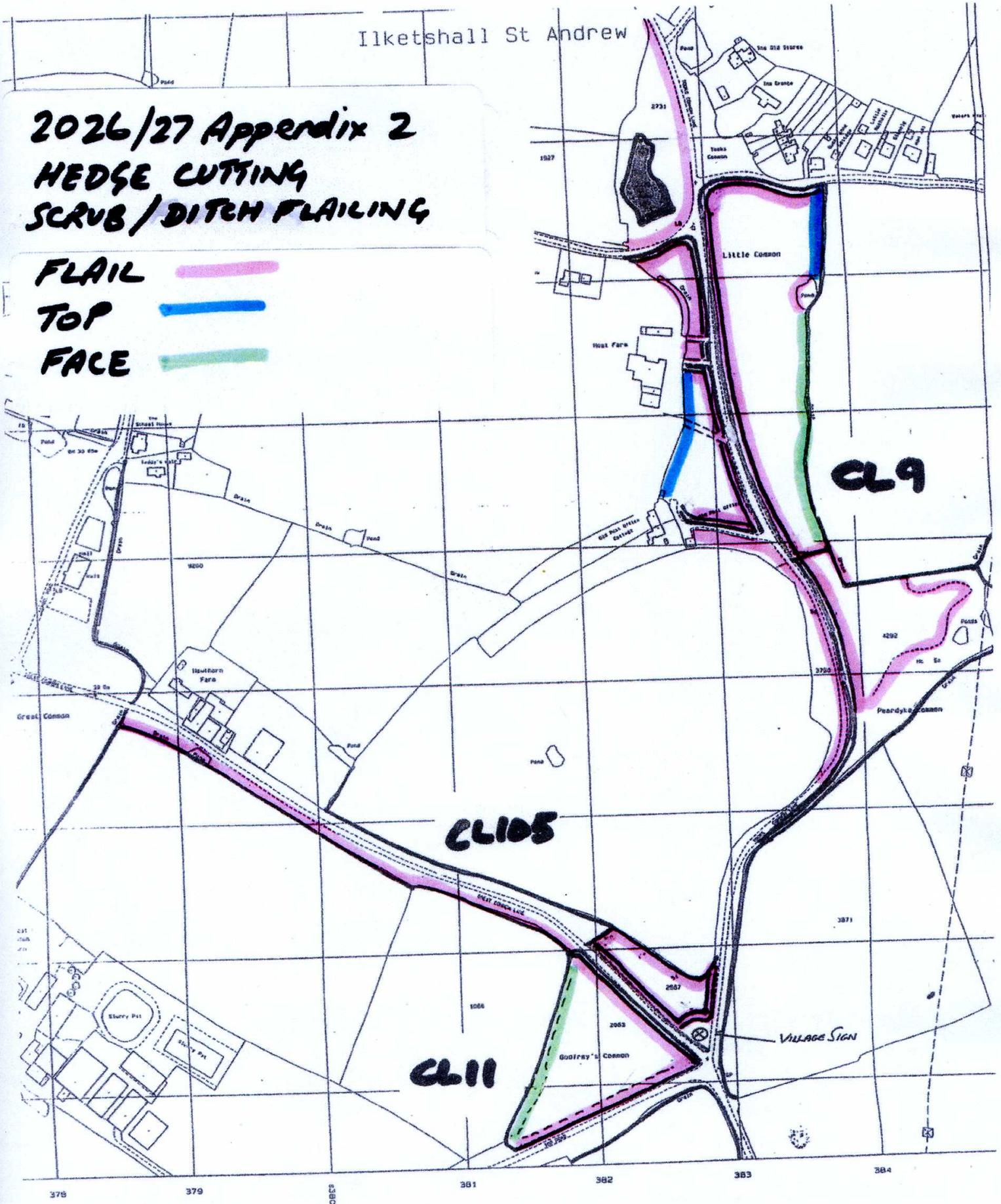
# Appendix: 1 Map: A



Ilketshall St Andrew

# 2026/27 Appendix 2 HEDGE CUTTING SCRUB/DITCH FLAILING

- FLAIL 
- TOP 
- FACE 

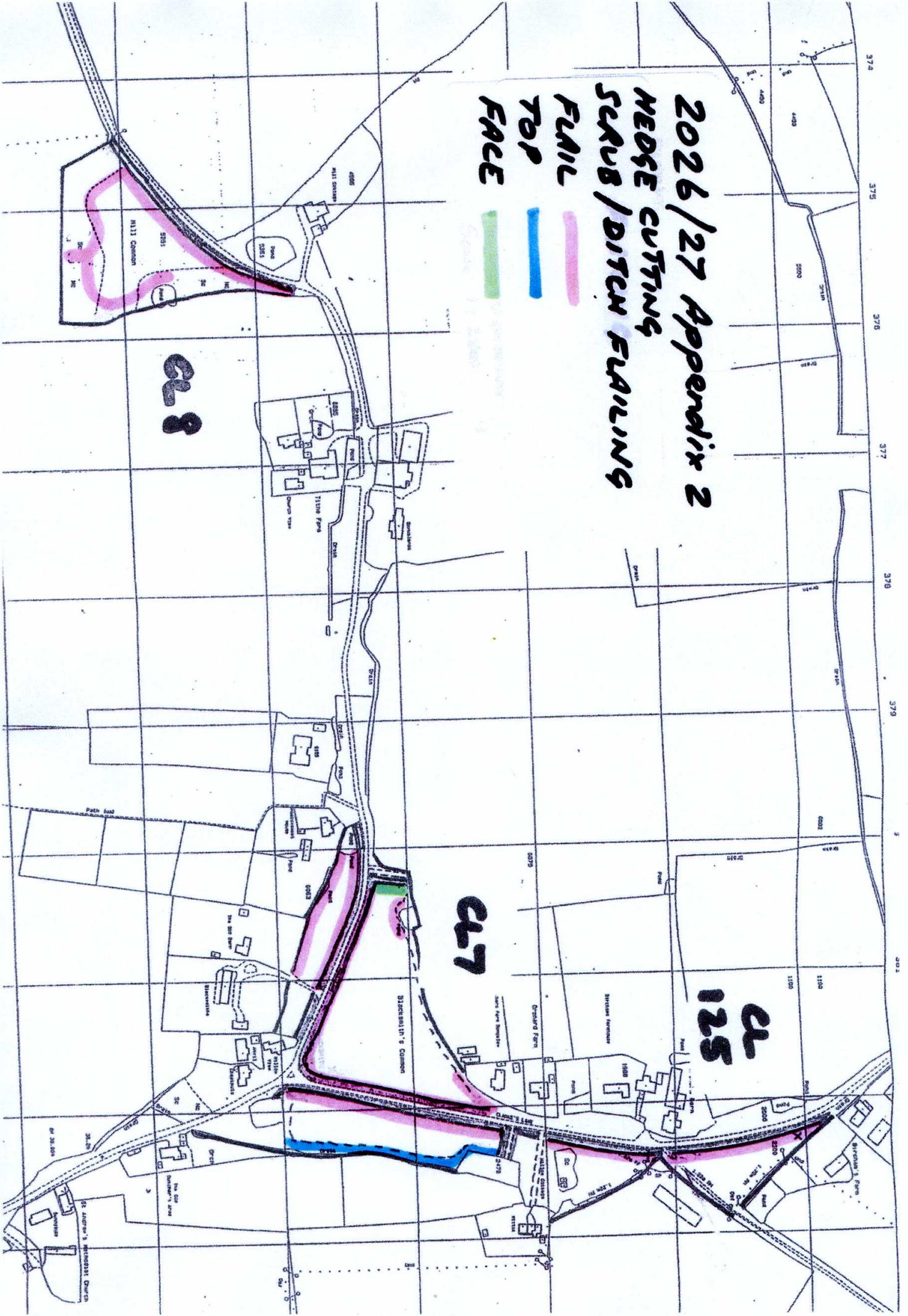




# 2026/27 Appendix 2

HEGE CUTTINGS  
SCRUB / DITCH FAILINGS

- FAIL
- TOP
- FACE



CL8

CL7

CL125

