

Gillyflower Farm Application News



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Where we are right now.

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90% of land east of Cott Road back to agricultural & horticultural.

DRUM ACCOMODATION

Less than 4% of the site.

WORKING TOGETHER

With local businesses and schools.

JOBS

Full time jobs for local people.

GOOD MENTAL HEALTH

A site for recovery & wellbeing.

ACCESS

Safe off-road walking alongside the orchard

BATTLEFIELD

A mulberry tree memorial for the 1644 battle.

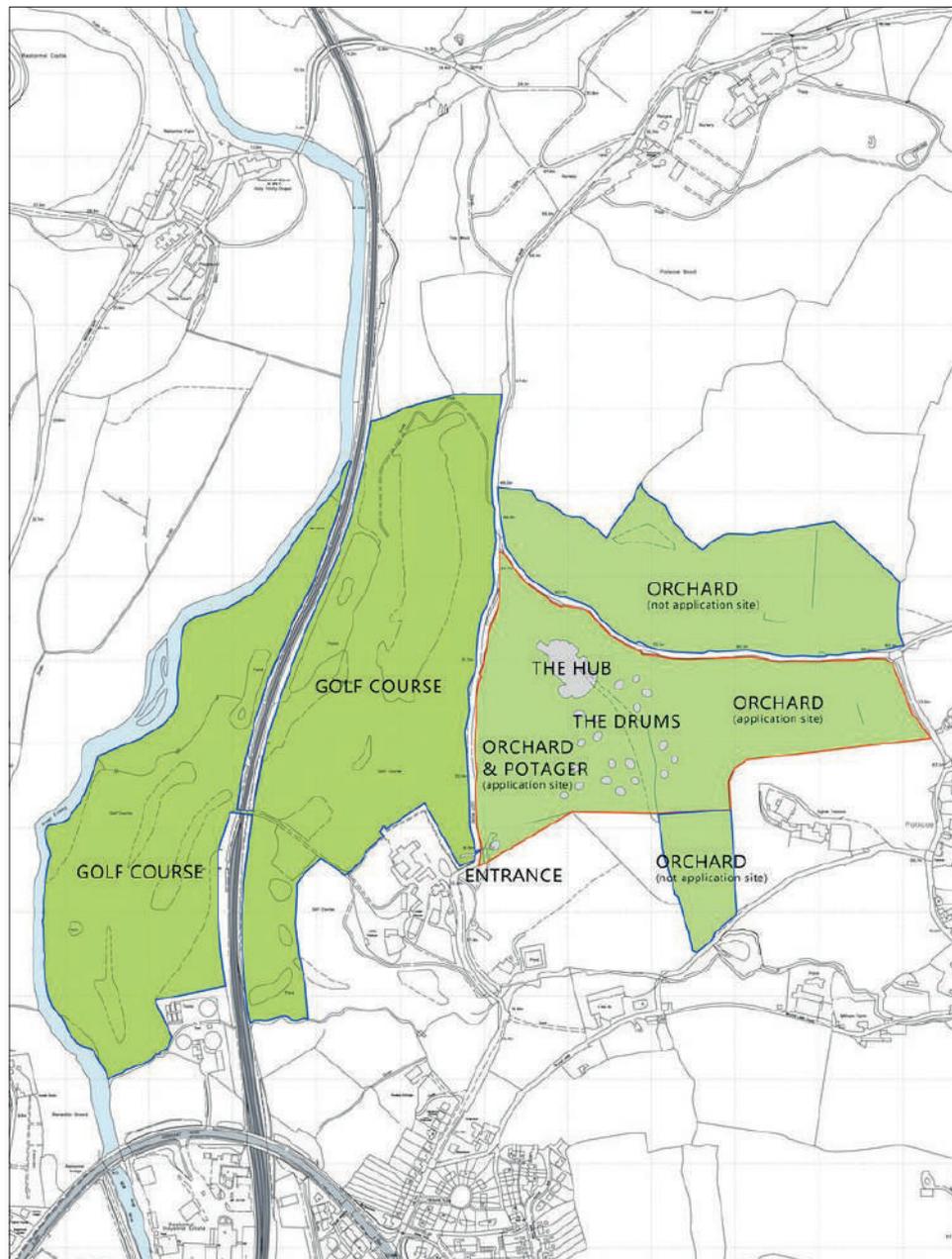
NEXT

A long way to go.

CONNECT

Share your views.

**FRUIT TREES,
WILDFLOWERS,
VEGETABLES, BEES,
CIDER MAKING,
MICROBREWERY,
TEACHING KITCHEN, AND
MUCH MORE COMING TO
GILLYFLOWER FARM**



Thank You

Firstly, thank you to everyone who took the time to attend the Zoom public meeting on 10 February and to those who have given us your thoughts over the past few months. As a resident of Lostwithiel, I know that the landscape of Gillyflower Farm is important to you and my role is to carefully consider your comments and balance them with those from Cornwall Council, the elected members of your town council and my team. This is to ensure that Gillyflower Farm will be seen as a beautiful addition to this unique place and create minimal impact by meeting the highest technical, design and environmental standards.

This newsletter is aimed at informing you about the proposal so far. It contains a copy of our site design and explains where you can view the plans in more detail; it will also show you how to comment and ask further questions if you wish. Our hope is that the work we have done and the work still to do will provide significant value and opportunity for Lostwithiel and its residents, create proper local jobs and play a part in enhancing the landscape and value of agriculture, horticulture and agronomy. We hope that it will be a source of pride for the town.

When the Neighbourhood Plan was published, we were pleased to see that Paragraph 98 made provision for schemes such as Gillyflower Farm.

**December 22nd 2020
Lostwithiel Town Council offered enthusiastic and supportive comment for the Gillyflower Farm initiative.**



So Far



The original country club and golf course complex was built as part of a farm diversification project around 30 years ago. When we acquired the course in 2015 there had been little management of the land, riverbanks or lakesides. This left the fairways with poor soil, depleted of biodiversity, hedgerows and native species as well as overgrown and blocked watercourses. We also found tons of aggregates and other waste materials, buried to form the course's artificial landscape.

We worked with Seth Pascoe, a local agronomist, and spent three years enriching the grassland and reinstating miles of hedgerows removed in building the original course. We also excavated the aggregate and building waste to create fine grade horticultural land. With the help of Philip McMillan Browse, former Director of the Royal Horticultural Society, then of the Lost Gardens of Heligan and thereafter, Eden.

Cornish Gillyflower Apple



We decided this land would be perfect for planting the best collection of rare Cornish and European fruit trees in existence. This meant enrichment programmes for the soil and returning the land to its former shape and camber to make harvesting viable. We also created a kitchen garden (potager) to focus on rare European vegetables and fruit. In 2016 a planting and grafting plan was developed, and to date almost 3000 fruit trees have been planted - the Cornish Gillyflower Apple variety making up twenty percent of the apple trees.



Cornish Black Honeybees

With our close relationship with the National Wildflower Centre we selected the widest range of wildflowers possible to give a seasonal spread to flow throughout the orchards and provide dazzling colour, seed and food for our hives for our reserve for Cornish Black honeybees, augmented with swathes of their favourite, New Zealand Manuka.



Lostwithiel Neighbourhood Plan

In 2019, we attended the Neighbourhood Plan meetings at the Community Centre in Lostwithiel. Although still in development with only sketched designs, we presented our ideas, which were very well received by the people who attended. When the Neighbourhood Plan was published, we were pleased to see that Paragraph 98 made provision for schemes such as Gillyflower Farm (as detailed further within this newsletter). Encouraged by this, designs were drawn up, and

we asked for an invitation, which was granted, to address Lostwithiel Town Council on December 22nd 2020, where it received enthusiastic and supportive comment pending the presentation of the actual application through the Planning process.

In January this year we submitted a planning application for the eco-lodges and Hub building, for the production of cider, juices, a micro-brewery, refectory/café for staff and visitor tasting and teaching kitchen.

Land use

The Gillyflower Farm site lost its agricultural use class when it became a rural business as a golf and country club in the early 1990's. We propose to keep a rural business use going on this land, but also to reinstate 90 percent of this land back into agricultural and horticultural use, increasing biodiversity by instituting a regenerative farming regime.



Within the Hub, separate sections will be run by partners with a retail facility selling our products and those of the partners.

Drum Accommodation

This part of the development is very small by floor plan and amounts to less than four percent of the site. The drums are beautifully designed with a light footprint, and designed by Roderick James Architects. Roderick James was the co-founder of the Centre for Alternative Technology in Wales (CAT), and his innovative low carbon designs can be viewed online at www.roderickjamesarchitects.com.

We foresee that this accommodation would be used by professionals in term time and holiday learners over the holidays. This means there would be people staying at the site wanting to use the local facilities and services within Lostwithiel throughout the year.



4%

The drum accommodation occupies less than four percent of the site and are restricted to two areas close to the Hub and Potager.



Working with local businesses and schools

In respect of products or produce that may be made available at the site, our intention is to work symbiotically with local people and businesses, and not to replicate or compete with those existing businesses. We have spoken to a local cider maker, brewer, juicer and distiller that we can work with. We want to form co-operatives with neighbouring farms and have already talked to Trewithen Dairies, the Duchy of Cornwall, Boconnoc Estate and other neighbouring farms and growers in, and around Lostwithiel. We need local producers, chefs and restaurants to work with us as partners to make this project a success. A number of universities, local schools and students have approached us about getting involved in the experience of growing and making, which we will accommodate.



Jobs Created

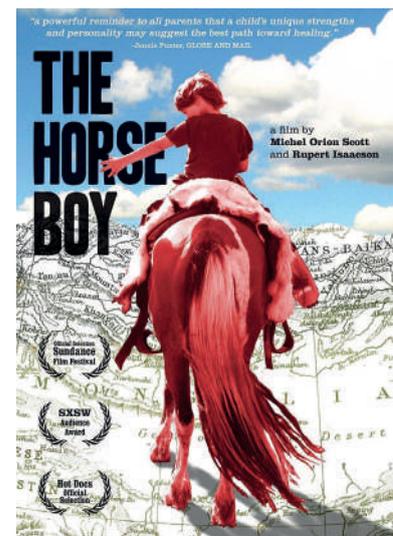
Gillyflower Farm looks to create 30 full time permanent jobs, and where possible we would recruit locally.

Already we have taken on a greenkeeper and added six more local staff for the planting and land management phase. These are all permanent, full time jobs for local people with further employment to be added as the project develops.

Healing and Wellbeing

We believe that Gillyflower Farm could also become a hub for recovery and wellbeing.

We have been working with specialists in this area, Dr Lucy Loveday and world renowned alternative practitioner Rupert Isaacson, who wrote the bestseller, 'The Horse Boy' and set up schools specialising in Horse Boy and Movement Method training. This concentrates on how both children and adults can recover or be 'unlocked' from trauma using unconventional methods such as being with animals, plants, art, cooking, growing and outside experiences. We are passionate about this, and with the events of the ongoing pandemic weighing on everyone's shoulders, the need for this sort of work will be increasingly necessary.



Nine-hole golf course

We spoke to many of the once 300 members of the golf club, many in Lostwithiel, who were keen to use the course again, and so we decided to keep the picturesque 'bottom nine' riverside holes on the western side of the course. We have now seen the return of a large number of ducks, geese and some moorhen. Working in partnership with Network Rail and Duchy of Cornwall we have successfully eradicated Himalayan Balsam (an invasive species) from the land. We have reopened drainage channels and watercourses and planted many hundreds of additional fruit and nut trees on the course.

The course will not make a profit in its own right, due to the natural constraints on numbers for safety reasons but we are hoping it will be a wonderful asset as part of the whole project.

Visitor access to the site and footpaths

We propose to extend the footpath along Cott Road up to the entrance of the site, improving visitor access and safety. Within the site, a path will travel along the western boundary by the orchards exiting at the top.

This will allow pedestrians, at all times of the day to walk safely alongside the orchards and avoid walking on the



narrow part of Cott Road. Ultimately it would be our desire to join up to the pathway network on Duchy land and beyond.

Planning Policy

In our view the application is supported by the Lostwithiel Neighbourhood Plan, within the 'The future' section (page 33); specifically, paragraph 98. The inclusion of this paragraph gave us encouragement to progress the Gillyflower Farm project.

The Lostwithiel Neighbourhood Plan falls silent on the golf course, in terms of preferred uses, proposals or aspirations. Notwithstanding this, our proposed use is supported by many of the policies within the Plan. The application is supported by Cornwall Council's Local Plan as a sustainable development, in line with the Plan's objectives and many of its policies. There are no major planning designations on the land that present constraints to the proposals. The site lies within an AGLV (Area of Great Landscape Value), as does all of Lostwithiel, however it is not within an SSSI (Special Site of Scientific Interest), AONB (Area of Outstanding Natural Beauty), Ramsar site, Ancient Woodland or WHS (World Heritage Site).

Paragraph 98
....The success of nearby Heligan and the Eden Project show what is possible through sympathetic business ventures in the countryside that can enhance the local environment while simultaneously enhancing the local economy.

Next Steps

There is still some way to go, and we have a huge desire to engage with you in respect of this journey and to be completely transparent in our ambitions. Gillyflower Farm is a legacy orchard not driven by short-term commercial return, but which would reach maturity in 6-10 years. We believe that this development provides an alternative roadmap to big monocrop agriculture, promoting instead, a range of niche crops and



Civil War Battlefield

The Battle of Lostwithiel Registered Battleground within our land is shortly going to be planted with 130 mulberry trees, which to our knowledge has never been attempted in the South West before. These trees are notoriously slow and difficult to grow but, in our view, will be a fine memorial to those who fell in the 1644 battle.



products that together create a powerful and sustainable brand, biodiversity and a new model for carbon positive land management as well as a community for education, green business and above all, hope.

Gillyflower Farm Connect

To start building the Hub and eco-lodges we need planning permission from Cornwall Council who is currently consulting on the application. We are hoping for a decision in the spring, and if we are granted planning permission, we aim to begin structural development in the autumn of 2021 with the aspiration to have completed construction by late Spring 2023.

We accept that more consultation could have been done and we apologise for that. We are extending this invitation to enable us to share more information and ask that you let us, and Cornwall Council's planning department know your thoughts. You can feed back and ask questions in a number of ways

We would like to have a true representation of the views of all of the people of Lostwithiel.

1

Through Gillyflower Farm website www.gillyflowerfarm.com

2

Email Angela Warwick at angela@situ8.co.uk and she and her Situ8 team will pass on your emails and respond to each of them.

3

If you do not have access to the internet, please call our planning consultant Angela Warwick on 07956410362 and she will arrange for some paper copies of plans and any other information to be delivered to you.

4

Once you have come to a view, we would urge you to write to the planning officer using our prepaid envelope to provide your comments.

Please send to Michelle Billing, Planning Department, Area Team 6, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Please remember that you can ask us for more information to help you decide whether you are in support of the proposals.

If you would rather comment through Cornwall Council's online register, please search Cornwall Planning online planning ref (PA21/00038), register and make your comments there. If you have problems with this, please call Angela Warwick on 07956410362.

www.cornwall.gov.uk/environment-and-planning/planning/online-planning-register/

Please keep in touch with the project and ongoing consultation

More detailed information, plan and regular updates on the project's progress are available on the Gillyflower Farm website www.gillyflowerfarm.com

