

# *Granby cum Sutton Parish Council*

## OUTLINE BUSINESS PLAN

### SUTTON LANE NATURE RESERVE WITH MEADOW, ORCHARD AND ALLOTMENTS

#### Chairman's Introduction

Granby cum Sutton Parish Council have been given the opportunity to secure full and unfettered ownership of approximately 10 acres of grassland on Sutton Lane, Sutton cum Granby. This land is to be gifted by Mr Barrie Roberts who will also undertake the construction / provision of the basic infrastructure (e.g. fencing, gates, gravel tracks & parking, water supply to the allotments and excavation of the pond). A location map and plan of the land are at Appendix A whilst full details of the arrangement surrounding the gifting of this land are given below.

The land will be given to the Parish Council in the event that Mr Roberts gains planning permission to build two pairs of semi-detached house by the roadside. Mr Roberts will also fund the creation of the pond and parking space and access to the public land.

For the Parish Council the acquisition of this land and the creation of allotments, orchards and a nature reserve will provide enormous benefits to the local and wider community, the environment and biodiversity. It is proposed that the land be used both as a wildlife refuge and reserve and as a multi-use community space providing:

- A minimum of 24 Allotment Plots comprising a mix of both full and half sized plots.
- Up to 4 Allotment Plots to be made available at no cost to relevant charities, educational bodies and RBC for use by SEN clients, the aged and those with disabilities or impairments.
- Enhanced and new diversely planted hedgerows
- An Apple Orchard planted with a minimum of 24 trees.
- An extensive, fully managed, wildlife meadow.
- Island and belt planting of approximately 2 acres of native trees.
- A natural / wildlife pond and small surrounding wetland area.
- A short grassed area for community use.
- Seating with stunning views across the Vale of Belvoir.
- A wellbeing area of planting and seating.
- Beehives.

Few if any of these facilities or environments exist; not just within the parish community but many of the parishes within 4 or 5 miles distance – and certainly none have a single area nor anything of its size providing this range of benefits to their inhabitants and the environment.

# *Granby cum Sutton Parish Council*

## OUTLINE BUSINESS PLAN

### SUTTON LANE NATURE RESERVE WITH MEADOW, ORCHARD AND ALLOTMENTS

The Project will be advised and supported at all stages by The Nottinghamshire Wildlife Trust and Community Forest who are recognised experts in and authorities on such projects. Both organisations have already made environmental and archaeological assessments of the site to confirm its suitability. It is anticipated that the NWT and Community Forest will work with similar expert groups such as Butterfly Conservation, The UK Bee Keepers Association and the RSPB.

Trevor Fewell  
Chair – Granby cum Sutton Parish Council

#### Background

The land, comprising approximately 10 acres, sits on Sutton Lane on the south eastern side of the road running through the hamlet of Sutton cum Granby which presently extends for a further 200 Metres on the north western side of Sutton Lane (i.e. opposite the proposed project). The land has been in the Roberts family for nearly 100 years and it is the wish of the present owner, Mr Barrie Roberts to gift the land to Granby Cum Sutton Parish Council for use as a nature reserve, wildlife meadow, orchard and allotments in memory of his father, who acquired the land in 1927 and who was a highly respected pastor and member of the community.

The gift of the land is, however, conditional on Mr Roberts being granted permission to build two pairs of modest semi-detached cottages to be rented at sub-market (i.e. 'affordable') rates on a very small part of that element of the land that will not be gifted to the Parish Council (see plan at Annex 1). The cottages will be of a local character and will be set back and screened from Sutton Lane. A 'Housing Needs Survey' undertaken by the Parish Council at the behest of RBC has already identified that there is very strong support for the proposal. As part of the survey, over 15 individuals / families with direct links to the parish and strongly wishing to live in it, where the housing provided, were identified by residents of the parish alone.

The Parish Council fully agrees with the survey findings and the views of its respondents whilst also being absolutely supportive of the overwhelming calls from the community to provide a community space, wildlife haven and allotments (as is its legal duty). The Parish Council is therefore unanimous in wishing to proceed with the pursuit of this project – hence the generation of this Business Plan

# *Granby cum Sutton Parish Council*

## OUTLINE BUSINESS PLAN

### SUTTON LANE NATURE RESERVE WITH MEADOW, ORCHARD AND ALLOTMENTS

#### The Vision

The Council is aware that, despite its apparently rural nature, the Parish (and those around it) is almost entirely surrounded by fields of monocrops bounded by rigorously cut blackthorn hedges, crossed by few footpaths and with no publicly accessible open space of any size. It is therefore poor in ecological diversity and public accessibility – to the detriment of both people and nature.

The Council therefore have the vision creating a large, publicly accessible, wildlife rich area along with a group of allotments as a haven and focal point for local people and wildlife. It is also part of the vision that the area will provide a place in which the community can meet, work and relax together whilst also providing a great educational asset to the young and old alike, not just of the immediate parish but those surrounding it. It will be a place of wellbeing, where flora and fauna can be encouraged to return and thrive to the benefit of all.

#### The Benefits to People

The benefits to people will be significant. A quiet place, rich in wildlife and natural beauty, a place for families to enjoy or for busy people to relax. A place of peace with stunning views across the Vale of Belvoir where people can boost their wellbeing in calm and tranquility.

Both the local and broader communities will be brought together in the creation and maintenance of the reserve, with the broader communities including diverse groups from beyond the parish bounds – possibly dementia sufferers, SEN clients or the visually impaired.

The Allotments will also bring people together, as well as fulfilling their primary purpose of enabling people to grow fruits, vegetables and flowers – getting exercise and ‘fresh air’ in the process and economical, healthy, food as a result. The benefits of ‘allotmenting’ to wellbeing are well known. The allotments will be managed to ensure that no methods or chemicals are used which could be detrimental to the wildlife and flora in the rest of the area

In the open, short grassed, area of the reserve, people can organise a wide range of events and activities as diverse as craft workshops, kite flying competitions, community plays, picnics and family celebrations.

Finally, it should be noted that a recent report identified Rushcliffe as being one of the poorest performing boroughs in Nottingham with regard to the provision of green and community spaces. This project will help correct this with the benefits being felt in the neighbouring Rushcliffe Borough parishes of Elton, Orston, Whatton and Aslockton which are within easy walking or cycling distance, as are the Leicestershire villages of Plungar, Barkstone, Redmile, Barnstone and Langar.

# *Granby cum Sutton Parish Council*

## OUTLINE BUSINESS PLAN

### SUTTON LANE NATURE RESERVE WITH MEADOW, ORCHARD AND ALLOTMENTS

#### The Benefits to the Environment

The Benefits to the environment will, with the correct expert management, be significant. A massive boost will be made to the flora and fauna which are otherwise scarce in an area predominantly dominated by intensive farming and few (if any) existing nature reserves or unmanaged wild areas.

The creation of the wildlife pond will provide a habitat for a huge range of invertebrates and insects including darters, damsel flies, dragon flies with the shallow perimeters providing an essential 'watering hole' for birds, insects, mammals and reptiles. The pond will host many small invertebrates and molluscs and enable the spread and increase of a very small local frog and newt population, great crested being of especial importance. Grass snakes and adders will thrive in the pond and nearby environment, increasing the minute local populations of these rare reptiles.

Grass and meadowland will be planted with flowers and grasses chosen to provide an environment ideal for pollinators and scarce butterflies. Along with the pond, the meadow and grassland is seen as a fundamental building block in increasing species diversity and with it establishing the base of the food chain at the upper end of which are owls, bats and larger mammals.

The creation of a formal orchard along with the scattered planting of old breed apple trees and more native fruit trees (e.g. Damsons, Medlars, crab apples and Wild Cherries) on the land is respectful of past practice in this area. The trees will be organically managed and will therefore provide a fantastic food resource for insects, birds and mammals alike from flowering through to the fruit dropping. The orchard and scattered fruit trees will provide a beautiful spectacle when flowering in the spring and, in the autumn, with the fruits of the scattered trees being freely available to the community and beyond.

Hedges and trees will be selected and planted against an expertly drawn up plan that will ensure the return of a wide range of native trees and hedgerow plants once common in the area, along with trees aimed at supporting various crafts, such as coppiced willow for weaving, spindle for woodcraft and holly for fodder. This diversity of planting is non-existent within the parish and for many miles around and its creation will, once again, provide a balanced and safe habitat ideal for those insects, birds and mammals which are either absent or extremely rare in this part of the county.

# Granby cum Sutton Parish Council

## OUTLINE BUSINESS PLAN

### SUTTON LANE NATURE RESERVE WITH MEADOW, ORCHARD AND ALLOTMENTS

#### Partners, Funding and Support

The entire project has a very sound financial basis owing to the great generosity of Mr Roberts in gifting such a large and valuable area of land (the current value of which is in the order of £125,000) and a number of local farmers and organisations who will be making significant contributions in terms of manpower and machinery for a considerable number of years.

In addition to this, an income will be generated through the lease of the allotment area to the Granby Allotment Society and with it an annual income of circa £2,240. Further income has been promised by Woodman's, the Cidermaker, who will donate all monies raised from the sale of cider made from apples from the community orchard (estimated at £500 rising to £1,500 per annum).

It is believed that the project will trigger a range of Local and HMG Grants including for the creation of the orchard, tree belts, Wildlife Pond, etc. The sale of Carbon Credits will also be pursued.

Approaches have been made to a wide range of individuals and organisations who have expressed their support and willingness to contribute to the cost, effort, skills or materials to build, plant and maintain the area. Key amongst those parties are:

Mr Barrie Roberts	Granby WI,
Nottinghamshire Wildlife Trust	Granby Ladies 'Thursday' Club,
Greenwood Community Forest	Granby Gardening Club.
The Woodland Trust	Granby and Sutton Allotment Association
Butterfly Conservation	Coop Central England (Funding)
Messrs Hornbuckle (Farming)	Severn Trent (Funding)
Messrs Wilkinson (Farming and Grazing)	HMG (Grants and Funding)
Woodman's Cider	RBC & NCC (Grants and Funding)
Morrison (Supermarket)	Personal Donations
Frosts Nurseries	Other Trust Fund Grants and Donations

It should be noted that the list of supporting parties will grow as the planning of the project gathers pace. It should also be noted that it will only be possible to elicit firm commitments and/or promises of support once outline planning approval has been given or is deemed extremely probable. At this stage they shall be provided in support of a full business plan

An outline Financial Plan can be found on page 9

Whilst the transfer of ownership of the land and provision of basic infrastructure is an extremely generous gift from Mr Roberts, it will, none the less, require some initial

# ***Granby cum Sutton Parish Council***

## **OUTLINE BUSINESS PLAN**

### **SUTTON LANE NATURE RESERVE WITH MEADOW, ORCHARD AND ALLOTMENTS**

investment by the Parish Council for the legal services necessary to formalise the terms and conditions under which the gift will be made and accepted. These legal services will cost approximately £3,500 which could be entirely funded from the Council's reserves, although some generous local supporters of the project may well contribute to this cost. Whatever the case, the initial costings provided indicate that this investment would start to see payback with almost immediate effect if/when the project proceeds.

#### **The Plan**

The project will broadly progress through the following phases:

##### **1. Already Completed.**

- 1.1. Parish Meeting to present the initial proposal for a Community (Note – of the more than 50 parishioners present, there was unanimous support on no objections)
- 1.2. Ratification by Parish Council.
- 1.3. Initial in-depth discussions with NWT, Community Forest, partners and supporters.
- 1.4. Consultation with immediate neighbours to the area.
- 1.5. Reporting to parishioners on progress and plan.

##### **2. In Advance of Outline Planning being Granted**

- 2.1. Conclusion of a formal, full and binding legal agreement between Mr Roberts and Granby cum Sutton Parish Council as to their respective undertakings and duties upon the granting of full planning permission for the build of the properties described.
- 2.2. Provision of Letters of Support from neighbouring Parish Chairs and Councils.
- 2.3. Solicitation of formal undertakings from parties offering support.
- 2.4. Direct involvement of NWT and Community Forest initially comprising:
  - 2.4.1. Full site surveys and assessments.
  - 2.4.2. Development of a detailed site construction and planting plan
  - 2.4.3. Development of a full site management plan.
  - 2.4.4. Guidance on and support in securing grant funding.
- 2.5. Development of a fully costed and detailed business plan.

##### **3. Immediately upon Granting of Reserved Matters Approval (“Day 1”)**

- 3.1. Instantaneous Transfer of Ownership and Title of the land to Granby cum Sutton Parish Council.
- 3.2. Meeting(s) with Stakeholders, NWT and Community Forest

# ***Granby cum Sutton Parish Council***

## **OUTLINE BUSINESS PLAN**

### **SUTTON LANE NATURE RESERVE WITH MEADOW, ORCHARD AND ALLOTMENTS**

- 3.3. Implementation of Q1 of the landscaping and planting plan.
- 3.4. Calculation of likely bio-diversity net gain and carbon uptake.

#### **4. Day 1 to end Year 1 (Addressing Reserved Matters)**

- 4.1. Continued Fundraising.
- 4.2. Full environmental assessments and surveys to establish existing flora and fauna present, their populations etc.
- 4.3. Hand-over management of Allotments to Allotment Society on Conclusion of Terms and Conditions of Lease from the Parish Council
- 4.4. Planting of basic grass area framework
- 4.5. Planting of Orchard Area and Scattered Fruit Trees
- 4.6. Seeding of Meadow
- 4.7. Planting to Wildlife Pond Area and setting of marginals and pond plants
- 4.8. Community Involvement and small events
- 4.9. Repair of existing hedgerows

#### **5. Year 2**

- 5.1. Installation of Seats / Benches
- 5.2. Preparation and Planting of Wellbeing garden / area
- 5.3. Planting of new hedgerows
- 5.4. Planting of Trees (Phase 1)
- 5.5. Community Events and Workshops

#### **6. Year 3**

- 6.1. Planting of Trees (Phase 2) etc as per Environmental Management Plan
- 6.2. Selective Thinning and Replanting of Meadow.
- 6.3. Community Events and Workshops

#### **7. Year 4**

- 7.1. Selective thinning
- 7.2. Planting of Trees (Phase 3) etc as per Environmental Management Plan
- 7.3. Enhancement of Pond and Meadow areas as per Environmental Management Plan
- 7.4. Community Events and Workshops

# *Granby cum Sutton Parish Council*

## OUTLINE BUSINESS PLAN

### SUTTON LANE NATURE RESERVE WITH MEADOW, ORCHARD AND ALLOTMENTS

#### **8. Year 5**

- 8.1. Selective thinning
- 8.2. Planting of Trees (Phase 4) etc as per Environmental Management Plan
- 8.3. Enhancement of Pond and Meadow areas as per Environmental Management Plan
- 8.4. Community Events and Workshops

#### Conclusion

This is an incredible opportunity to massively enrich the lives of those, not just of this Parish, but those beyond whilst taking also creating an almost unique and desperately needed boost to the ecology of this incredibly beautiful part of southern Nottinghamshire. It has its risks but the level of practical support from the likes of Messrs Wilkinson and Hornbuckle, the dedication of many in the community and the level of expertise in the ecological and environmental field being accessed are both striking and risk mitigations in themselves.

Whilst it is accepted that the gifting of the land and provision of a great deal of infrastructure is dependent upon the granting of planning permission for the build of two pairs of small semi-detached cottages for sub-market rental, the community do not see this as ‘a price to be paid’ but rather a means of securing much needed low cost housing in addition to a phenomenal asset in the form of the Nature Reserve, Meadow, Orchard, Community Space and Allotments.

The Parish Council and community see this as a unique and unrepeatable chance to ‘really make a difference’ – to the community and its neighbours, to individuals and their lives, to nature and to the environment for generations to come.



# Granby cum Sutton Parish Council

## OUTLINE BUSINESS PLAN

### SUTTON LANE NATURE RESERVE WITH MEADOW, ORCHARD AND ALLOTMENTS

DATE: 21AUG2024

#### OUTLINE COSTED PLAN SUTTON LANE NATURE RESERVE, MEADOW, ORCHARD AND ALLOTMENTS

**NOTE: Spend figures are Nett i.e. Cost after the benefit of related contribution has been deducted**

ITEM	PROJECT TASKS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	COMMENTS
1	Access Road - 1st Fix	£0	£0	£0	£0	£0	Contributed at no cost by Mr Roberts
2	Access Road - 2nd Fix	£0	£0	£0	£0	£0	Contributed at no cost by Mr Roberts
3	Fencing to entrance and roadside boundary	£0	£0	£0	£0	£0	Contributed at no cost by Mr Roberts
4	Gates (1 x pedestrian 1 x vehicle)	£0	£0	£0	£0	£0	Contributed at no cost by Mr Roberts
5	Water supply and connection - road to Allotment Parking	£0	£0	£0	£0	£0	Contributed at no cost by Mr Roberts
6	Parking surfaces	£0	£0	£0	£0	£0	Contributed at no cost by Mr Roberts
7	Initial Landscaping	£0	£0	£0	£0	£0	Contributed at no cost by Mr Roberts
8	Pond Excavation and Lining	£0	£0	£0	£0	£0	Contributed at no cost by Mr Roberts
9	Setting out and Occupation of Allotments	£0	£0	£0	£0	£0	Allotment Society
10	Tree Planting	£0	£0	£0	£0	£0	Community Forest Initiative, Gifts and Grants
11	Orchard Planting	£0	£0	£0	£0	£0	Gov Grants, Morrisons and Donations
12	Wild Meadow Seeding and Development	£250	£500	£150	£100	£0	Notts Wildlife Trust, Butterfly Conservation, Grants
13	New Hedgerow Planting	£350	£150	£150	£0	£0	Woodland Trust 75% Grant
14	Old Hedgerow Repair	£500	£250	£150	£0	£0	Community and Young Farmers
15	Hedgerow Maintenance	£0	£0	£0	£0	£0	Messrs Wilkinson (Farmers)
16	Pond and surrounds planting	£0	£0	£0	£0	£0	Severn Trent Grant plus Donations
17	Pond Maintenance	£0	£0	£0	£0	£0	Severn Trent Grant & Volunteers
18	Grassland / Meadow - Soil Preparation, Seeding & Cutting	£0	£0	£0	£0	£0	Messrs Hornbuckle (Farmers)
19	Signage	£500	£0	£0	£0	£0	Sponsors being sought
20	Orchard Maintenance	£0	£0	£0	£0	£0	Messrs Woodmans Cider
21	Woodland Maintenance	£0	£0	£0	£0	£0	Community Forest Initiative
22	Path and Fence Maintenance	£0	£0	£250	£500	£500	Re-gravelling and repairs to fences
23	Benches	£0	£0	£0	£0	£0	Provided / Sponsored by local people
24	Specialist Planting in Wellbeing & Partially Sighted Persons areas	£0	£0	£0	£0	£0	Granby WI & Gardening Club
25	Admin / H&S	£150	£250	£250	£250	£250	Largely Volunteers and Support Organisations
26	Insurance	£250	£250	£300	£300	£350	Extension to existing policy
<b>TOTALS</b>		<b>£2,000</b>	<b>£1,400</b>	<b>£1,250</b>	<b>£1,150</b>	<b>£1,100</b>	
1	Income from Allotments						
1.1	Full Plots @ B36 / Year x 20 No	£2,000	£2,000	£2,000	£2,000	£2,000	
1.2	Half Plots @£60 / Year x 4 No	£240	£240	£240	£240	£240	
2	Income from Cider Sales	£0	£50	£100	£300	£500	Ongoing donation of all profits from Woodman's
3	Income from Community Events	£300	£500	£500	£500	£500	Craft events, workshops, community picnics etc
4	Income from Carbon Credits	£15	£15	£15	£15	£15	Entirely Nominal
<b>TOTALS</b>		<b>£2,555</b>	<b>£2,805</b>	<b>£2,855</b>	<b>£3,055</b>	<b>£3,255</b>	
<b>BALANCE</b>		<b>£555</b>	<b>£1,405</b>	<b>£1,605</b>	<b>£1,905</b>	<b>£2,155</b>	
<b>CUMULATIVE</b>		<b>£555</b>	<b>£1,960</b>	<b>£3,565</b>	<b>£5,470</b>	<b>£7,625</b>	