

# GREEN INFRASTRUCTURE STATEMENT

On behalf of:

Mr Mike Purvis and Ms Nicola Zaina

In respect of:

A Planning Application for a Proposed Replacement Agricultural Building

At:

Land Kemps Meadow,  
Tregony,  
Truro  
TR2 5TD

July 2023



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## 1.0 SUMMARY

- 1.1. This statement has been prepared with reference to Cornwall Council climate change policy.
- 1.2 The attached planning application relates to a proposed replacement agricultural building at Land at Land Kemps Meadow, Tregony, Truro TR2 5T on behalf of the applicants, Mr Mike Purvis and Ms Nicola Zaina.

## 2.0 DISCLAIMER AND LIMITATIONS

- 2.1 Davies Rural Property Consultants has prepared this report for the sole use of the named client or clients in accordance with our terms and conditions under which all of our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any services provided by us. Information contained within this report document has been obtained from a variety of sources including statutory record, generally available public information, third party supplied information and through personal correspondence with the applicants.

## 3.0 INTRODUCTION & BACKGROUND

- 3.1 The applicants purchased the land known as Kemps Meadow with the intention of setting up a flower and herb farm on the property
- 3.2 Kemps Meadow sits on the edge of the village of Tregony. It is understood that it has been used for agricultural use for many years and has been cropped as well as being laid to pasture.

## 4.0 EXISTING FEATURES

- 4.1 Kemps Meadow is bounded on four sides by an existing Cornish hedge with integrated mature trees. The meadow is a relatively diverse mix of grasses and wildflower species.

## 5.0 PROPOSED MEASURES

- 5.1 The applicants are keen to create a sustainable holding that conserves and enhances the environment. They have therefore incorporated the following measures into the design proposal and landscaping to the site to assist with this.
- 5.2 The steeper areas of the field will be planted to prevent run-off with goat and grey willow and alder. This will also help to stabilise the ground. This planting will increase the tree canopy of this area and will help increase the margins of the existing hedgerow.
- 5.3 The applicants will enhance the existing meadow grass with a more diverse planting of wildflowers and native grasses. This will improve the biodiversity of the meadow.
- 5.4 A permaculture education garden will be established bordering the access track to showcase the combination of edible plants such as herbs growing alongside the applicants flower crops. These plants will provide a mutual benefit to each other in terms of pollination, providing shelter or shade. Plants that co-exist well together will also be chosen to maximise the use of the area. As well as the environmental benefits of this, it will also provide an educational benefits to local interest groups who will occasionally visit the site to learn about permaculture and biodiversity measures.
- 5.5 The applicants will create a rainwater collection garden. This is based on one designed for the London Wetland Centre <https://www.wwt.org.uk/discover-wetlands/gardening-for-wetlands/how-to-make-a-rain-garden/>. This will supplement the soakway as it will allow overflow from the rain water tank to make its way through a series of ponds. This will help feed water into the commercial growing garden and also slow the movement of water through the land. It is also an important element in helping to create habitat for wildlife. In addition it will assist with management of predators for pest management.
- 5.6 The applicants intend to soften the track margins and help to incorporate it into the landscape by planting a new hedge either side of it. This hedge will be planted with a selection of hornbeam, guelder, sea buckthorn, spindle, dogwood, buckthorn and buddleja. It will be underplanted closer to the track with rosemary, lavender and borage.
- 5.7 An edible hedge based on a linear forest garden design will be incorporated and will run the length of the land linking up the two hedgerows on the north and south of the land. Instead of having a traditional fruit orchard this allows for fruit trees and shrubs to be planted along with trees and shrubs that provide food for wildlife. It will also incorporate some non-native species to help add more food diversity and resilience. Some plants to be included crab apple, apple, wild cherry, cherry, damson plums, plums, quince, medlar, pear, berries, mirabelle, chilean guava. All underplanted with comfrey.

- 5.8 The ash trees in the hedge behind the existing barn are dying, presumably due to ash dieback. To counteract this the applicants will re-enforce the hedge planting in this hedge with native planting and also plant some elder trees in front of the barn.
- 5.9 A pollinator area will be created to the side of the barn in the south western corner . This will be planted with a selection of pollinator flowers and shrubs.
- 5.10 The proposed barn has been designed with an over-hang area to allow space for swallow nesting and owl boxes to be fitted.

## 6.0 Conclusion

- 6.1 The applicants are very knowledgeable and dedicated to creating a site that will be an enhancement to the existing. It is considered that the proposal will create a more diverse and sustainable site which will comply with Cornwall Council's climate change measures and comply with this policy.

# APPENDIX 1

## - Site Plan

# APPENDIX II

## - Ownership & Location Plan

# APPENDIX III

- Ground Floor Plan and Roof Plan



# APPENDIX IV

## - Elevation Drawings