

**Annex 2**

**Sustainable Development Plan**

**For proposed Community Walled Garden and Allotments**

**Adjacent to  
Dene Place Nursing Home  
Ripley Lane, West Horsley  
Surrey, KT24 6JW**

*Document refers to Guildford Borough Council Planning Application No. 10/P/00329*

## Introduction

Planning conditions for this project require that within 3 months of the date of this decision a schedule of works outlining the sustainable development measures/renewable energy technologies that will be employed as part of the development be submitted and agreed in writing with Guildford Borough Council. That schedule of works shall also include a time frame for the implementation of these measures, which shall subsequently be carried out.

## Definition of Sustainable Development

The most widely used and accepted international definition of sustainable development (SD) is: 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs' (Brundtland Report, 1987).

## Summary

Grace & Flavour is a sustainable community\* committed to:

- protect and enhance the environment
- meet social needs and
- promote economic success.

Grace & Flavour is a member of The Federation of City Farms and Community Gardens. Gardens such as this have a variety of purposes: in conjunction with growing vegetables, fruit and flowers, these projects are by definition also concerned with building and sustaining community, health, education and training issues. Participation and involvement are particularly strong features.

## Grace and Flavour Environmental Policy

Grace and Flavour provides the opportunity for residents of the two Horsley villages to participate in the growing of fruit and vegetables for the benefit of their families and the larger community. Success relies on horticultural expertise, economic awareness and management skills in delivering our company requirements. We integrate our environmental management aims into the production of wholesome low carbon mileage produce. This controls the impact that our activities, both in growing produce and managing the garden, have on the environment, and promotes sustainable development. In achieving these aims, we comply with relevant environmental legislation and regulations. We are committed to continuous improvement and carry out periodic reviews to ensure effectiveness and establish targets for improvement.

An appointed Environmental Manager coordinates and assures environmental compliance.. With committed support from the management of Grace and Flavour, in conjunction with member involvement, our aims focus on the following areas of our activities:


- Conscientious crop rotation with due regard to its impact on the environment;
- Production of fruit and vegetables that are in harmony with the natural environment;
- Use of materials ( manures, polytunnels etc) with the emphasis on efficiency and energy conservation;
- Identification of growing techniques and support products that are less harmful and disruptive to the environment and the surrounding community and
- Reduction of waste, and reuse and recycle.

Our policy will serve as a constant reminder of our responsibility to protect the environment and the community at large.

## Commitment to Sustainability

Protecting and Enhancing the Environment	Time scale
Using energy, water and other natural resources efficiently and with care.	
<p>Rain water harvesting will begin with development on site. The project kick off co-incided with the distribution of new waste/refuse wheelie bins throughout the villages resulting in easy availability of old plastic dustbins with lids. These have been donated by villagers and are used to store water at the garden.</p>	From inception
<p>The project includes a plan to re-build the potting shed. This aspect of the plan is dependant on funding that has not yet been identified or secured. For this reason it is not possible to give or commit to an accurate timescale or schedule of works.</p> <p>That said, the reinstated Potting Shed is intended for purely horticultural purposes and will be occupied during daylight hours only as a store, administration area and weather shelter. It will also contain a toilet.</p> <p>We therefore have no need for any mains electricity or gas connection to the building although there will be a supply of mains water for site irrigation which will also be connected to the toilet.</p> <p>The reinstated Potting Shed will be of sustainable construction (making maximum use of recycled, renewable, or recyclable materials) and will incorporate insulation to walls and roof appropriate to its function. Rainwater will be captured from the roof for garden irrigation use in a series of rainbutts.</p> <p>If internal lighting of the building is found to be necessary, it will be based on low voltage high efficiency LED illuminators powered entirely by a small wind turbine and/or photovoltaic solar panel coupled to a storage battery, with a total rated input of less than 100 watts, such as are commonly installed in caravans and campervans.</p> <p>For daytime heating in winter we will provide a woodburning stove which can burn wood waste and wood harvested from the adjoining area of hazel and chestnut coppicing.</p>	When funding is secured
Minimising waste, reusing or recovering it through recycling, composting or energy recovery, and finally sustainably dispose of what is left.	
<p>The garden creates very little waste. Composting areas have been cleared and created with re-used pallets, and all non-compostable waste (such as water bottles, boxes and bags) is disposed of using the excellent existing recycling facilities now available to every home in the village. The amounts are so small that Grace &amp; Flavour will not need its own refuse collection.</p>	From inception

<p>Planned planting through the summer of 2010 is designed to create our own supply of plant supports such as pea and bean sticks.</p>	<p>From first growing season (2010)</p>
<p>The company operates a 'wish list' on the website, seeking to access donation of used items rather than new. This is chiefly in order to minimise costs but has the added advantage of prompting the re-use and recycling of a large number of items such as tools, storage, equipment etc.</p>	<p>Already in place</p>
<p><b>Limit pollution to levels that do not damage natural systems.</b></p>	
<p>The community garden project is committed to a minimalist use of chemical fertilisers and/or pesticides and in addition An area covering approximately 25% of the walled garden has been set aside for fully organic cultivation, to begin in the 2010 growing season. This is not only in recognition of the fact that it is undoubtedly better for our environment (and thus our wildlife) but also because we will be growing food for consumption by our own community.</p>	<p>From first growing season (2010)</p>
<p>A toilet is to be installed, subject to funding. The waste from this will be processed either by a NatSol-type 'composting' unit or a more conventional mini biodigester with the clean waste water used for crop irrigation. Further details of the solution proposed will be submitted to Guildford Borough Council for approval before construction begins.</p>	<p>September 2010</p>
<p><b>Value and protect the diversity of nature</b></p>	
<p>Grace &amp; Flavour is working with our local SWT Countryside Ranger, and suitably qualified ecologist, on an ongoing basis to a) identify the wildlife that already exists on the plot and b) encourage and enhance bio diversity on the site.</p> <ul style="list-style-type: none"> <li>• Grace &amp; Flavour is committed to providing 'wild areas' on site. Specifically: the area just beyond the Northern Eastern wall can be left to allow nature to take its course, and will be augmented with woodpiles; the northern boundary of the allotments will be retained as is with the Irish yews and blue cedar, apart from entrance to allotments from pedestrian access path.</li> <li>• Grace &amp; Flavour is also committed to the retention of some, though not all, of the new felled wood and existing dead trees/wood on site.</li> <li>• Creation of a wildlife pond and/or wet area to encourage frogs and toads had already been proposed by the directors of Grace &amp; Flavour and will be implemented as soon as is practicable.</li> <li>• Grace &amp; Flavour is committed to re-using existing wood in the community garden as pea sticks etc.</li> <li>• There is a good deal of expertise amongst our members and supporters such as Tozer Seeds regarding the provision for and environment suitable for birds and bees, though no formal plan (yet) to keep any honey bees. Individual allotment holders outside the community garden will be at liberty to keep bees should they</li> </ul>	<p style="text-align: right;">✓ Yes</p> <p>By September 2010</p> <p>From 2011 growing season</p>

<p>so wish.</p> <ul style="list-style-type: none"> <li>We plan to use native species for the screening landscaping at the southern end of the site, which will include species such as hawthorn, holly, hazel, and beech. We will also plant an area of hazel, chestnut, and willow for coppicing as a source of garden timber and winter fuel.</li> </ul>	<p>2011</p> 
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## Meeting Social Needs

The vision behind the garden was the creation of a space in which the local community can learn to grow our own food together, regardless of age, ability, or even availability. This who know little or nothing about growing vegetables and fruit will learn from those who know a good deal, and those who know a good deal will learn new techniques from each other, including the production of food on a larger scale.

The project is committed to distributing 10% of its produce, free of charge to those in need in our community through our own relationships and existing organisations such as the Wheel of Care and the Salvation Army as well as to sheltered housing residents such as St Martin's in East Horsley.

From first harvest 2010

## Create or enhance places, spaces and buildings that work well, wear well and look well.

The garden has been neglected for nigh on 40 years. The first attempts to clear the earth so as to plant potatoes resulted in the unearthing of: two baths, a toilet, 11 radiators, a veritable pile of bed springs and metal scrap as well as barrowful after barrowful of broken glass. In addition a mature infestation of Japanese knotweed is thought to be the result of the illegal fly-tipping of contaminated rubble.

Ongoing

Against this backdrop, Grace & Flavour will restore the space to a fully functioning kitchen garden and distribute the produce through local members and local shops, thereby reducing unnecessary food miles and the associated need for retail packaging.

Value and protect diversity and local distinctiveness and strengthen local community and cultural identity.

Grace & Flavour is open to every member of the local community (and beyond by invitation) at no cost and throughout daylight hours. During the consultation phase the project team had already formed strong links with existing local community groups such as the Horticultural Society, the Parish Councils and the Greening Campaign in order to strengthen local community.

### 3) Promote Economic Success

Create a vibrant **local economy** that gives access to satisfying and rewarding work without damaging the local, national or global environment.

The project model is to give access to fresh produce at rates discounted which are commensurate with effort. The project aims to be financially self-sufficient within four years.

Surplus produce will be distributed through the existing local retail network which will increase foot fall to those shops and make the best possible use of existing local provision.

From first harvest

#### Value unpaid work

Grace & Flavour is volunteer-fuelled. Almost all members will benefit from the project through access to fresh produce which is cheaper to produce and further discounted. The project aims to involve youth and children in planting and growing once the area has been made safe.

May 2010

Encourage necessary **access** to facilities, services, goods and other people in ways which make less use of the car and minimise impacts on the environment.

The project is situated at the edge of the village, and is served by one local footpath to the North. A cycle rack is to be provided as soon as funding is secured for it. Secure storage is to be provided on site within a month of first operation.

All of these conditions are helpful in enabling and encouraging members to walk or cycle to the garden.

#### References

The Sustainable Communities Act received Royal Assent on 23 October 2007. The Act defines the promotion of sustainable communities as any of the following:

1. Environmental, e.g. promoting local renewable energy, increasing recycling and protecting green spaces
2. Local economies, e.g. promoting local shops, local businesses and local jobs
3. Social inclusion, e.g. protecting local public services and alleviating fuel poverty and food poverty
4. Democratic involvement, e.g. increasing the ways local people can participate in local decision making.

Grace & Flavour is committed to all four principles. This sustainability plan provides details of how that will be achieved in practical terms.