

# BUSINESS PLAN

## 2018 to 2022



Board approved  
April 2018

<b>Contents</b>		<b>Page</b>
<b>Part 1</b>	<b>Overarching principles</b>	
<b>Section</b>		
1	The Gaia Trust	3
2	Mission	3
3	Vision	3
4	Plan: terms of reference	3
5	Strategic aims: what we do and why	4
6	Our values	4
7	Factors influencing our strategic priorities	5
8	Plan income and expenditure	5
9	Fundraising and income policy	5
10	Risk management	6
11	Implementation, monitor and review	8
12	Consultation and approval	9
<b>Part 2</b>	<b>Property plans 2018-2022</b>	
	Bodwannick Manor Farm	10
	Chark Moor	15
	Home Farm Marsh	18
	Treraven Farm and Nature Reserve	22
	Henwood Nature Reserve	26

## PART I Overarching principles

### 1 The Gaia Trust

In October 1988 the Gaia Trust was established as a Registered Charity and Company Limited by Guarantee to promote public engagement with the techniques and philosophy of sustainable agriculture. Public benefit has therefore been at the heart of Gaia's ethos from the outset, in the sense that farming practice should pass onto future generations:

- land that is both productive and in good heart,
- land that is managed to enhance wildlife and to mitigate environmental challenges, and
- land that provides communities with an asset that can be enjoyed both informally and therapeutically.

The Trust has raised money and built partnerships to acquire land, mainly farmland, on which it could achieve these objectives.

In 2014 the Gaia Trust, with the consent of the Charity Commission, transferred its constitution to that of a Community Incorporated Organisation (CIO).

### 2 Mission

The Gaia Trust's mission is "***Farming for people and wildlife***". This provides three main drivers that form the structure for each property mentioned in this plan:

- 2.1 Productive, sustainable farming
- 2.2 For people
- 2.3 For wildlife and the environment

### 3 Vision

During the term of this Plan, the Gaia Trust intends to be recognised for sustainable and socially responsible farming, for environmentally responsible stewardship, for its public engagement and as a well-run charity.

### 4 Plan: terms of reference

The purpose of this business plan is to provide the Trust with the means of realising its vision over the four years 2018-2022. Specifically, the plan:

- 4.1 identifies priorities, key objectives and resources for the Trust overall and for each of its properties individually
- 4.2 ensures a sustainable future for the Trust that makes it resilient to changes to farm subsidies that will arise during the plan period and beyond
- 4.3 provides the means for measuring its success in achieving its objectives

- 4.4 provides a working document that will be subject to annual review and revision

## 5 Strategic aims: what we do and why

In delivering its vision, the Trust, as a CIO, will:

- 5.1 continue to own, acquire and dispose of land, exercising its rights as a landowner and discharging its obligations as a steward of property that it holds in trust for public benefit
- 5.2 manage its properties directly and indirectly through tenancies and partnerships to be agriculturally productive, mindful of the Trust's intergenerational obligations as stewards of the land
- 5.3 manage its resources to ensure financial stability over the plan period, generate income to support its charitable activities and allocate the resources at its disposal to deliver the programmes identified in the plan
- 5.4 manage its properties in an environmentally sustainable way, wherever possible to follow best practice in soil management and to protect the biosphere
- 5.5 in partnership with our farmers and tenants, reduce the use of all pesticides, herbicides and chemical fertilizers on our land and explore the potential to eliminate their use where possible
- 5.6 engage the public with the work of the Trust through access, consultation, education, advocacy and communication
- 5.7 develop, deliver and participate in projects and partnerships that contribute to social as well as environmental outcomes
- 5.8 participate in partnerships that support the development of innovative techniques of environmentally-friendly and socially responsible farming.

## 6 Our values

Our decisions and actions will be:

- 6.1 **Integrated and responsible** – informed by an evaluation of environmental, economic and social impact
- 6.2 **Empirical** – evidence-based
- 6.3 **Trustworthy, respectful, consultative and responsive** – in our relationships between Trustees, staff, volunteers, communities, partners and others with whom we engage
- 6.4 **Transparent and accountable** – in all that we do
- 6.5 **Innovative** – prepared to trial techniques that could pave the way for more effective and sustainable land management

## 7 Factors influencing our strategic priorities

This Business Plan addresses a range of issues that affect the work of the Trust, and to which the Trust must be responsive. It reflects the requirement for Gaia to:

- 7.1 anticipate, monitor, evaluate and act proactively to meet the challenges of Brexit and beyond, especially as far as agricultural stewardship and environmental grants are concerned
- 7.2 generate alternative income streams for the Trust, thereby reducing its dependence on grant income
- 7.3 achieve a balanced budget by the end of the plan period
- 7.4 plan for and be responsive to the impact of climate change on farming practice and wildlife
- 7.5 strengthen the Trust's community links and understand where and how Gaia's work can support the delivery of 'public goods', as defined by Government and society more widely (including the public enjoyment of biodiversity, a healthy environment, flood mitigation and soil retention and enhancement)
- 7.6 review all the Trust's farm tenancy agreements and renegotiate them as necessary to make sure they uphold the values and deliver the objectives of the Trust

## 8 Plan income and expenditure

The foregoing sets the strategic priorities for Gaia Trust over the plan period. The following property plans show how they will be incorporated into the management of each site and include indicative summary costings.

Both the Strategic and property plans sections of this document should be read in conjunction with the accompanying spreadsheet (Annex 1) which summarises the financial implications and assumptions across the five years of the plan.

## 9 Fundraising and income policy

Income received by Gaia from its own fundraising activities or from donations (as opposed to income from Stewardship Agreements, tenancies and other regular agreements), will normally be applied using a multiplier principle. In other words, we will use such receipts whenever possible as match-funding to leverage grants and other income. Major sums in particular will be used in this way to ensure that projects initiated by Gaia or in which we are committing significant resources can be sustained over the plan period and if possible, beyond.

Under normal circumstances, those funds will also be allocated to the property from which they were generated. The same will apply to donations unless they are given under specific and different terms.

## 9.1 Colonel Welch legacy

Just over £100,000 was bequeathed by Colonel Welch to the former Yarner Trust and passed to the Gaia Trust when Yarner was subsumed into Gaia in 2014. The legacy may only be used for educational and training purposes and within the Gaia accounts is restricted for this use.

## 10 Implementation, monitor and review

Every member of the Board will have an up-to-date copy of the Business Plan and shares the responsibility for its implementation and review. Subject to Board approval, the Plan will be made available to third parties, particularly those who are potential funders or with whom Gaia wishes to develop a strategic alliance. The Director will be responsible for ensuring that all Gaia staff have a copy of and are familiar with the Business Plan.

The Chair of the Board will identify and agree with the Gaia Trust Director his individual performance targets from the Plan and through annual review support him in achieving them; this will include maintaining an overview of the Plan and reporting to the Board performance against the priorities set out in the plan. The views of Gaia site staff and contractors will inform that review process. The Director will ensure that he supports all Gaia staff who report to him in identifying their individual targets and responsibilities arising from the Plan and conduct an annual review to support staff in achieving them.

Any decision that amends the Plan will be at the sole discretion of Board, as advised by the Director and Gaia trustee Sub-Groups. Any such decision will be informed by an understanding of its financial and strategic implications.

Iteration schedule

Iteration	Date	Status	Date approved
1	2018-19	Approval of plan	April 2018
2	2019-20	Annual review	April 2019
3	2020-21	Annual review	April 2020
4	2021-22	Annual review	April 2021

## 11 Consultation and approval

This plan was first developed by the Gaia Trust Strategy Task Group between July 2017 and April 2018, in consultation with the Gaia Trust Board. The first iteration of the Plan was approved by the Board, subject to amendment, on 27 April 2018.

Gaia Trust Strategy Task Group:

Natasha Arthur – Trustee

Tristram Besterman – Convener

Peter Edwards – Chairman

Matt Edworthy – Director

Charles Evans – Finance Officer  
Marcus Thomson – Deputy Chair

# Bodwannick Manor Farm

## 1 Productive, sustainable farming

### 1.1 Asset setting

The farm consists of sixty-seven hectares of tranquil and peaceful woodland and unimproved pasture, which is currently the subject of a Countryside Stewardship Mid Tier Agreement. This yields to the Trust grant income of £17,000 per annum, in return for managing the land in a way that ‘protects and supports the environment’. It is farmed by a tenant farmer. Some of the woodland is in the National Inventory of Woodland and Trees.

As well as the farm land, the working farm infrastructure includes mainly 19th century outbuildings grouped around the farmhouse and much larger, more modern agricultural buildings in various states of disrepair on both sides of the lane.



### 1.2 Objectives

Farm Buildings		
Ref	Activity	Target
BMF 1.1	To reduce and where possible eliminate conflict between agricultural and non-agricultural activities on site: identify an agricultural zone to the east of the lane, as part of the space planning design process.	2018/19
BMF 1.2	Construct new barns and sheds in designated agricultural zone.	2019/20
BMF 1.3	To comply with relevant legislation and good practice, existing buildings in use (2018) that are unsafe, or designated surplus to requirements, or cannot be re-purposed will be demolished.	2019/20
BMF 1.4	Designate unique access from lane to fields to west of building complex and make safe.	2019/20
BMF 1.5	Farmhouse taking holiday lets	By 2020

BMF 1.6	Work closely with tenant farmer in these development plans, ensuring that investment by the Trust in new structures and access can generate benefits beyond the present tenancy.	2018 onwards
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<b>Farm Practice</b>		
<b>Ref</b>	<b>Activity</b>	<b>Target</b>
BMF 1.7	To comply with requirements of Countryside Stewardship Mid Tier agreement, ensure tenant farmer continues regime of predominantly low-input pasture and grazing.	2018 onwards
BMF 1.8	Keep abreast of post-Brexit grant regime and ensure BMF well positioned to secure such grant funding as is aligned with its charitable purposes in delivering such public benefits as public access, environmental enhancement and flood mitigation.	2018 onwards
BMF 1.9	Ensure the farm tenancy agreement and tenant farmer comply with the requirements of any new grant regime.	2018 onwards

## 2 For people

### 2.1 Asset setting

Bodwannick Manor Farm's non-farming, charitable activities are well established and include open days and booked groups working in the garden under the supervision of Sarah Matta, the Trust's Site Co-ordinator.

Over the Plan period, it is intended to develop such activities further, so that BMF becomes a recognised hub for environmental activities for education, leisure and for health and wellbeing. It will also provide a facility that benefits surrounding communities more generally.

### 2.2 Objectives

<b>Community engagement</b>		
<b>Ref</b>	<b>Activity</b>	<b>Target</b>
BMF 2.1	Main garden: re-designed, re-landscaped and re-planted, consulting user groups as appropriate.	2018 onwards
BMF 2.2	New Garden: Design, build and manage in partnership with user groups and volunteers	Build finished by 2019
BMF 2.3	Commission architect to undertake and complete space-planning exercise to zone and re-purpose the built environment at BMF	2018-19
BMF 2.4	Scope with local communities the need for and potential use of BMF for their benefit and make provision in the development plans accordingly	2018-19

BMF 2.5	Increase volunteering use from the 2018 baseline of 60 volunteer days/year 1 volunteer day = <ul style="list-style-type: none"> <li>• 1 volunteer working for 7 hours or</li> <li>• 2 volunteers working for 3.5 hours each</li> </ul>	50% by end 2019
		100% by end 2020
		200% by end 2021
		400% by end 2022
BMF 2.6	Increase public/community use from the 2018 baseline of a footfall of 300 people	50% by end 2019
		100% by end 2020
		200% by end 2021
		200% by end 2022

<b>Health and Wellbeing</b>		
<b>Ref</b>	<b>Activity</b>	<b>Target</b>
BMF 2.7	Increase volunteering use from the 2018 baseline of 60 volunteer days/year 1 volunteer day = <ul style="list-style-type: none"> <li>• 1 volunteer working for 7 hours or</li> <li>• 2 volunteers working for 3.5 hours each</li> </ul>	50% by end 2019
		100% by end 2020
		200% by end 2021
		400% by end 2022
BMF 2.7	Adapted buildings and new facilities on site to support therapeutic services available	End 2019
BMF 2.8	Establish need and market for residential use of the site and make provision in the development plans accordingly	2018

### 3 For wildlife

#### 3.1 Asset setting

BMF is home to a range of fauna and flora as a result of many years of non-intensive farming and a diversity of habitats from unimproved ley, hedgerows and woodland to wetland, gardens and old stone buildings. Surveys undertaken in 2015 established the presence of eight species of bat. The management of BMF

will mitigate as far as possible any impact of development on the natural environment, and over the plan period will seek to enhance the wildlife value of the estate.

### 3.2 Objectives

<b>Biodiversity on farm land</b>		
<b>Ref</b>	<b>Activity</b>	<b>Target</b>
BMF 3.1	Commission surveys from specialists and knowledgeable volunteers of key species to measure Gaia's compliance with Stewardship Agreements and the measure the impact of our custodianship on the land at BMF. Particular attention to be paid to BAP species	2018 onwards

<b>Biodiversity in gardens and grounds around the house</b>		
<b>Ref</b>	<b>Activity</b>	<b>Target</b>
BMF 3.2	Commission surveys of key species from specialists and knowledgeable volunteers as part of the planning process	2018 onwards
BMF 3.3	Planting and management will support and enrich biodiversity, in particular, for insects and other invertebrates, and for birds, bats and other small invertebrates	2018 onwards
BMF 2.3	Only peat free growing media will be used	2018 onwards

## 4 Finances

### 4.1 Asset setting

The asset divides broadly into land under cultivation and buildings. The land generates sufficient income to provide a livelihood for the tenant farmer and not to be a drain on the pocket of the Trust. The buildings, by contrast, are in an advanced state of dilapidation and constitute, at present, a liability and drain on the resources of the Trust.

The intention is to invest in the buildings so that they can become at least self-sustaining financially over the medium to long term. That will entail significant expenditure to restore, adapt, improve and develop the built estate so that it can generate sufficient income from commercial activity to cover its running costs and ideally the costs of loss-making charitable activities at BMF.

To that end, a sum of £400,000 has been set aside in the Trust accounts. Asset disposals, particularly of the large stone barn, will generate further funds.

# Chark Moor nature reserve

## 1 Productive, sustainable farming

### 1.1 Asset setting

The site is made up of two land parcels, and covers approximately 12ha of low-lying ground between two spurs. It supports a rich mosaic of wetland habitat types including wet heath, transitional mire communities, Molinia dominated grasslands and willow carr woodland together with deciduous woodland, scrub, running water, springs, pools and ponds. In 2017 Chark Moor was designated by Natural England as part of the Cornwall Mid-Moors Site of Special Scientific Interest.

Only 3ha or so remains open, concentrated in the southern part of the site. This provides suitable habitat for the Marsh Fritillary butterfly *Euphydryas aurinia*, a BAP species, with a well-established population nearby on the CWT reserve at Redmoor. Scrub regeneration will be prevented through summer grazing by cattle, through a contract with a neighbouring farmer. The site is currently part of a joint Stewardship Agreement with Treraven Farm, with Chark providing an income of £1,500 per annum.



### 1.2 Objectives

Farming practice		
Ref	Activity	Target
CM 1.1	To comply with requirements of <i>Countryside Stewardship</i> agreement and ensure the land has suitable summer grazing through a local farmer each year.	2018 onwards
CM 1.2	Review current Stewardship Agreement and enter into a new one before the current one ends. This should, as far as possible, position Chark to secure such grant funding as is aligned with its position as part of the Mid Cornwall Moors SSSI and its role in delivering such public benefits as public access, environmental enhancement and flood mitigation.	2019 onwards

CM 1.3	Ensure grazing and other agreements, aligned with the new Stewardship Agreement, exist to ensure suitable site management	2018 onwards
CM 1.4	Ensure the site grazier complies with the requirements of the new Stewardship Agreement.	2019 onwards

## 2 For people

### 2.1 Asset setting

Chark Moor is a remote site where physical access is difficult, though it is permitted. Public access is from the road to the south but it runs across a thin strip of land that Gaia does not own. A limited number of organised public and volunteer events have been run, predominantly by other partners.

Over the Plan period, we aim to increase the value of Chark to the public and partner organisations

### 2.1 Objectives

Public access		
Ref	Activity	Target
CM 2.1	Ensure public access is aided through the new Stewardship agreement	2019
CM 2.2	Improve public access by the provision of off-road car parking and better, easier access to the site from it, possibly by building a board walk	2018
CM 2.3	Through the development of delineated off road parking, begin the process of establishing <i>possessory title</i> to the land between the road and Gaia's current ownership	2018 onwards

Public engagement		
Ref	Activity	Target
CM 2.4	Increase the use of Chark for volunteering and training, including from specialist wildlife groups. Volunteering should in particular support wildlife objectives.	2018 onwards
CM 2.5	Improve on -site interpretation that better explains the wildlife value of the site and how it is managed	2019

## 3 For wildlife and the environment

### 3.1 Asset setting

Chark Moor is home to a range of fauna and flora, particularly wetland habitats. It is part of the Mid Cornwall Moors SSSI. Management is primarily through

agricultural grazing aligned with the site’s Stewardship Agreement. The management of Chark Moor over the Plan period will enhance its wildlife value.

### 3.2 Objectives

<b>Biodiversity</b>		
<b>Ref</b>	<b>Activity</b>	<b>Target</b>
CM 3.1	Commission surveys from specialists and knowledgeable volunteers of key species and groups to measure the impact of Gaia’s stewardship of the land at Chark. Particular attention to be paid to BAP species.	2018 onwards
CM 3.2	Monitor habitat extent at the site using regular drone surveys	2018 onwards
CM 3.3	Beyond what can be achieved through a countryside stewardship agreement, identify biodiversity enhancements that can be made to increase the value for wildlife, especially BAP species.	2018 onwards

## 4 Finances

### 4.1 Asset setting

The land at Chark generates sufficient income to provide resources to improve and maintain the wildlife value of the site, though large capital items (fencing repairs and scrub clearance) in 2018 required a significant capital investment from Natural England. Future capital investment is likely to focus on improving site access.

# Home Farm Marsh

## 1 Productive, sustainable farming

### 1.1 Asset setting

Situated between the Tarka Trail and the Taw Torridge Estuary, the site is protected from the estuary by a flood bank maintained by the Environment Agency. Sea level rise and salt water inundation will be an issue in the medium to long term.

Currently, the farm consists of nearly 80 hectares made up of low intensity grazing land grazed by both cattle and less often, sheep. There are three arable fields at the centre of the property that add to habitat diversity but are managed using herbicides and fungicides with issues of overspray. The entire site is currently the subject of a Countryside Stewardship Higher Level/Entry Level Agreement that includes field-based and rotational options. This yields to the Trust grant income of £18,000 per annum and runs out in September 2022. Home Farm Marsh is farmed by a tenant farmer.

There are no barns or other agricultural buildings on site



### 1.2 Objectives

Farming practice		
Ref	Activity	Target
HFM 1.1	To comply with requirements of <i>Countryside Stewardship</i> agreement, ensure tenant farmer continues regime of predominantly low-input pasture and grazing.	2018 onwards
HFM 1.2	Keep abreast of post-Brexit grant regime and ensure HFM is well positioned to secure such grant funding as is aligned with its charitable purposes in delivering such public benefits as public access, environmental enhancement and flood mitigation.	2022
HFM 1.3	Ensure the farm tenancy agreement and tenant farmer comply with the requirements of the current Stewardship regime.	2022

## 2 For people

### 2.1 Asset setting

Home Farm Marsh non-farming, charitable activities are well established and include a variety of public events. A volunteer group regularly undertakes site management tasks under the supervision of the site ranger.

Local people use the site for recreation and access is encouraged from the Tarka Trail with a network of surfaced paths accessible to people in off-road type mobility scooters.

A haven for birdwatching, the site is popular with birders and records of species sightings are updated regularly in the three on-site hides. A nesting pole has been set up beside the estuary to attract ospreys. Footage from an associated web-cam is streamed online. Disturbance from dogs is a problem for birds.

Over the Plan period, it is intended to develop volunteering and citizen science activities further and to ensure public access is well managed. On-site information needs improvement.

### 2.2 Objectives

Public access		
Ref	Activity	Target
HFM 2.1	Improved signage highlighting that dogs are prohibited and why	2018/19
HFM 2.2	Install more consistent signage to highlight specific management issues/challenges etc and improve on-site orientation.	2018 onwards

Public engagement		
Ref	Activity	Target
HFM 2.3	Continue to develop volunteering opportunities, expanding the volunteering groups numbers and diversity	2019/20
HFM 2.4	Encourage the use of the site for citizen science programmes, especially in relation to species and habitat survey	2018/19

## 3 For wildlife and the environment

### 3.1 Asset setting

Home Farm Marsh is home to a range of fauna and flora as a result of many years of non-intensive farming and the creation of a diversity of farmland habitats from unimproved ley and hedgerows to scrapes created for wading birds. Arable fields and rotational habitat options such as overwintering bird seed mixes, areas of bare ground in the spring and a nectar plot increase habitat diversity even further.

Where scrub is controlled, and the grassland mown, the flood bank has particular value for flowering plants including bee and other orchids. Surveys undertaken in 2017 established the presence of eight species of bat including greater horseshoes. The management of HFM over the plan period will seek to enhance the wildlife value of the estate.

### 3.2 Objectives

<b>Public engagement</b>		
<b>Ref</b>	<b>Activity</b>	<b>Target</b>
HFM 3.1	Commission surveys from specialists and knowledgeable volunteers of key species and groups to measure the impact of Gaia's stewardship of the land at Home Farm Marsh. Particular attention to be paid to BAP species.	2018 onwards
HFM 3.2	Engage with the Devon Greater Horseshoe Bat Project to explore the potential of the site for bat species and any management changes that might be needed to encourage them	2018-19
HFM 3.3	Spread floral diversity from the flowery bank 'hotspot' into neighbouring fields (4631 and 6932)	2018 onwards
HFM 3.4	Increase the area of freshwater ponds/scrapes at the site including exploring the potential for re-wetting the site from the south west corner where HFM abuts Isley Marsh	2019 onwards
HFM 3.5	Continue with rotational options such as overwintering stubble, bird seed mixes and nectar plots to create habitats for birds and insects	2018 onwards

## 4 Finances

### 4.1 Asset setting

The asset is mostly land under cultivation that generates sufficient income to provide a livelihood for the tenant farmer and not to be a drain on the pocket of the Trust. There are no buildings on site that will present a liability on the resources of the Trust but significant fence repair work is needed to facilitate safe and well managed stock grazing.

No significant revenue income is predicted during the Plan period

# Treraven Farm and Nature Reserve

## 1 Productive, sustainable farming

### 1.1 Asset setting

The property consists of approximately sixty-nine hectares, mainly made up of semi-natural woodland, permanent pasture, flood meadow and plantation woodland begun in 1999. Much of this is open to permitted public access enshrined in a Higher Level/Entry Level Stewardship Agreement that includes Chark, with the Treraven component producing an income to the Trust of £8,100 per annum. This agreement ends in 2019. Treraven also includes the National Bamboo Collection established and managed by Mike Bell.

Gaia's ownership at Treraven does not include farm infrastructure though there is limited covered space for volunteers in the car park.



### 1.2 Objectives

Farming practice		
Ref	Activity	Target
TF 1.1	To comply with requirements of <i>Countryside Stewardship</i> agreement, ensure tenant farmer continues regime of predominantly low-input pasture and grazing.	2018 onwards
TF 1.2	Review current Stewardship Agreement and enter into a new one before the current one ends. This should, as far as possible, position Treraven to secure such grant funding as is aligned with its charitable purposes in delivering such public benefits as public access, environmental enhancement and flood mitigation. It should also provide opportunities for new and innovative sustainable farming practices.	2019
TF 1.3	End the current farm lease and let a new one aligned with the new Stewardship Agreement	2018-19
TF 1.4	Ensure the farm tenancy agreement and tenant farmer comply with the requirements of the new stewardship agreement.	2019 onwards

## 2 For people

### 2.1 Asset setting

The attribute of Treraven which distinguishes it from other Gaia properties, is its proximity to a sizeable centre of population; Wadebridge, a town of about 8,000 inhabitants (2011 census). The Camel Trail runs along the northern edge of the property.

Treraven Farm already serves the local community in many ways including the provision of permitted open access for the public, organised public events and volunteer and other activities run by the site ranger but also other partners.

Over the Plan period, we aim to increase the value of Treraven to the people of Wadebridge and surrounding communities through a more participative approach to local involvement in the site's stewardship and continued public access

### 2.2 Objectives

Public access		
Ref	Activity	Target
TF 2.1	Ensure public access is aided through the new Stewardship agreement	2018/19
TF 2.2	Actively work to reduce perceived and actual conflicts between farming and public access uses of the site	2018 -
TF 2.3	Increase public use of Treraven through programme development in education and leisure.	10 events 2018
		15 events 2019
		20 events 2020
		25 events 2021
		25 events 2021
TF 2.4	Establish a mechanism through involving key people in the local community as a primary means of local people taking responsibility for and caring for the site (Friends of Treraven)	2018 onwards
TF 2.5	Improve Gaia's visual presence at the site together with interpretation and map-based information to improve public engagement with and access around the site	2018/19

<b>Public engagement</b>		
<b>Ref</b>	<b>Activity</b>	<b>Target</b>
TF 2.6	Work with the Camel Community Supported Agriculture Group to transfer their activities to Treraven and to improve public facilities in and around the Treraven car park	2018-20
TF 2.7	Work with the Camel Community Supported Agriculture Group to develop shared activities and events	2019 onwards
TF 2.8	Establish the need and market for regular educational activities including forest school at Treraven and seek grant funding to support them.	2018 -
TF 2.9	Increase the use of Treraven for volunteering including for vulnerable groups and explore the potential to earn income from them	2018 -

### 3 For wildlife and the environment

#### 3.1 Asset setting

Treraven is home to a range of fauna and flora and a diversity of habitats from unimproved ley, hedgerows and woodland to flood meadows and plantation woodland. Management of the woodland in particular falls outside of farming operations and does not currently have an overarching plan setting out objectives in different places. The management of Treraven over the Plan period will enhance the wildlife value of the estate.

#### 3.2 Objectives

<b>Biodiversity on farmland</b>		
<b>Ref</b>	<b>Activity</b>	<b>Target</b>
TF 3.1	Commission surveys from specialists and knowledgeable volunteers of key species and groups to measure the impact of Gaia's stewardship of the land at Treraven. Particular attention to be paid to BAP species.	2018 onwards
TF 3.2	Beyond what can be achieved through a countryside stewardship agreement, identify biodiversity enhancements that can be made to increase the value for wildlife, especially BAP species.	2019 onwards

<b>Biodiversity in woodland and other areas</b>		
<b>Ref</b>	<b>Activity</b>	<b>Target</b>
TF 3.3	Develop a woodland management plan – that includes the plantation woodland and addresses social and nature conservation needs	2018-19

TF 3.4	No peat-based products will be used, and local composting will contribute both to the environmental quality of the estate and contribute to its educational value.	2018 onwards
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## 4 Finances

### 4.1 Asset setting

The asset divides broadly into land under cultivation and non-farmed areas with public access. The land generates sufficient income to provide a livelihood for the tenant farmer and not to be a drain on the pocket of the Trust.

The intention is to invest in site infrastructure to improve the public experience and to deliver wildlife enhancements but for day-to-day site management to pay for itself through Stewardship. Other sources of regular income will be sought to reduce dependency on farming support together with grant funding to help deliver the Trust's charitable objectives at Treraven.

# Henwood

## 1 Sustainable farming

### 1.1 Asset setting

Gaia acquired this site by deed of gift in 1993. The site is on a steep slope and is made up of plantation woodland of mostly pine spp. at its eastern end, with more established deciduous (mainly oak, willow and hazel) at its western end and alongside the river.

*There is no active farming practice on the site and the site makes no contribution to this objective.*

## 2 For people

### 2.1 Asset setting

Gaia has a right of access to Henwood along the lane that runs past its southern side. The deed of gift includes a restriction on public access so that the Trust will not “at any time allow access to the Property by the general public but will maintain and keep the Property solely for the purposes of the Charity”

There was no way into the site from the lane leading past it as the gate has disappeared into the undergrowth and there are no paths leading around it.

*The site currently makes no contribution to this objective with little or no potential to change that.*

## 3 For wildlife and the environment

### 3.1 Asset setting

No structured biological surveys of the site have been undertaken since Henwood came under Gaia’s stewardship, so there is no evidence of its importance for biodiversity, other than a long-established heronry. To inform any decision over its future, the Trust will commission a broad ecological assessment of the wood.

*Subject to any results from any survey, the site is currently assessed to make little contribution to this objective.*

## 4 Finances

### 4.1 Asset setting

The site is not a drain on the Trust resources with no capital investment or staff resource being dedicated to it for at least a decade. Its potential to deliver income is limited to what might be generated from selling it.

## 5 Conclusion

*Henwood is anomalous within the Trust’s property portfolio because it is agriculturally unproductive, has no prospect of public access and is of indeterminate wildlife value. Consequently, an ecological assessment of Henwood and an*

*evaluation of its timber will be commissioned by 2020, to inform the Board's approach to its future.*