

In March 2017 the Elmhurst Foundation acquired Combe Grove to fulfil its charitable aims. The foundation aims to create a range of apprenticeships across the business, to establish a destination and centre for health & wellbeing and to offer these benefits to the local community and beyond. Education & training, health & wellbeing and land stewardship are at the core of our work. We very much hope that we can all share all this has to offer us.

We are all the custodians of the environment and the land which sustains us. In March 2018 we published our Green Policy setting out our aims to reduce our impact on the environment. We formed a ‘Green Team’ and developed an action plan to achieve our aims for improving our environmental performance for business operations and future developments to the land and buildings.

This year on March 14th BaNES Council declared a ‘climate emergency’ and joined the UK100, a network of local government leaders committed to transitioning to 100% clean energy by 2050. Combe Grove has begun a journey that will demonstrate practical solutions to some of the problems we face with climate change, species loss and energy descent.

Some of these solutions include small scale localised food production that reduces food miles and the use of heavy machinery. ‘No-till’ bed cultivation can be practiced helping mitigate carbon loss from the soil and through regenerative agriculture we can build the soil to help sequester CO<sub>2</sub>. Agroforestry, ‘farming with trees’, combines trees or woodland with pasture or arable land offering more productivity and biodiversity per hectare than standalone systems. Other benefits of agroforestry include locking up carbon in the trees and soil, creating shelter for livestock and improving water management.

It is vitally important that we bed these productive land uses into the landscape and the ecosystems that surround it. Our strategy is to carefully strike a balance between productive land use, new building & landscape infrastructure and wildlife habitat. We aim to conserve, enhance and establish habitat to improve biodiversity. Ultimately, biodiversity is important to the health and resilience of living systems including us!

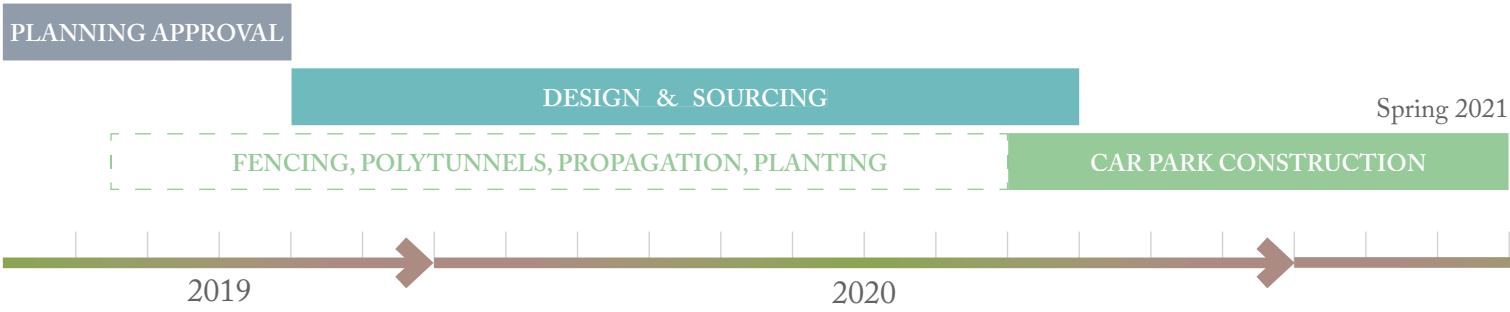
This presentation sets out our intentions for improving the upper tier with plans to convert the former golf driving range to productive use with improvements to parking facilities. We welcome you in sharing our journey so far and our plans for the future.

People Care • Earth Care • Fair Share



Aerial view of Combe Grove and the Upper Tier.

Summer 2019



Timeline of the Upper Tier transition.

PLANNING APPROACH

Detailed Planning Application for two polytunnels and reconfigured car park.

*Application overview*

- Horticultural

The former golf driving range was identified in the visioning exercise as the most suitable location on the Estate for horticultural use due to its open south facing aspect and level access. The intention is that the Estate will grow its own organic produce to supply the whole business and any surplus produce being made available to the local community. The horticultural land will be managed to achieve certification by the Soil Association.

The proposed operational development comprises a polytunnel measuring 10 x 22.8m and 3.96m height, and a propagation tunnel of 8.53 x 9m and 3m height.

- Reconfigured car park

The reconfigured car park will increase the number of spaces from 33 to 97 and will also make provision for 6 electric vehicle rapid charging points. The parking bays and aisles will be permeable materials e.g. gravel or hoggin. Tree and shrub planting throughout will soften the scheme and provide crucial habitat connections. The overall effect will be a low-impact design sympathetic to the rural setting and aligned to our work on the Estate.

The reconfiguration will provide over additional parking spaces on the Upper Tier. We are keen to create these extra spaces on the Upper Tier as it is our wish to slowly reduce the number of spaces on the Lower Tier near to the Main House and Coach House. As we progress through this transition we will increase the number of spaces for disabled motorists being provided on the Lower Tier.

Our overarching wish is to continuously evolve the ecology, landscape and architecture for the benefit of all.





- KEY:
- 1. Car park.
  - 2. Productive area for vegetables, herbs and cut flowers.
  - 3. Natural woodland regeneration.
  - 4. Polytunnel.
  - 5. Propagation polytunnel.
  - 6. Agroforestry.
  - 7. Native hedgerow.
  - 8. Shelter belt planting.
  - 9. Low native woodland planting.
  - 10. Native woodland and ornamental planting.





- Creation of more parking on Upper Tier and improved parking layout and pedestrian links.
- Improved sense of arrival into Estate and rural landscape setting.
- Sustainable transport. e.g. electric shuttle bus, linking new car park with Estate facilities.
- 6 rapid charging points for electric vehicles.
- Improvements to setting of listed buildings by removing cars from the Lower Tier. Also less congestion outside the listed buildings.
- Permeable car park design to reduce surface drainage into Wessex Water sewer.



Access and parking diagram.

- ① Existing access from Claverton Down Road to be promoted as the primary route for all guests, members and visitors.
- ② Existing car park to be expanded for use by guests, members and visitors. Consolidation of dispersed car parking from across the Estate and overall increase of 64 spaces.
- ③ Mid Tier car parking retained.
- ④ 34 parking spaces retained on the Lower Tier once the transition is completed.



Rapid charging points for electric vehicles.



Electric shuttle bus to transport people and goods around the Estate and Upper Tier.



Electric rickshaws to move people around the Estate.





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THE STORY SO FAR

The Elmhurst Foundation became the guardian of Combe Grove in March 2017, as part of a five-year plan which will see The Elmhurst Foundation create a range of high quality, enhanced apprenticeships for local people.

Elmhurst’s apprenticeships will be offered across each team in the business, including the business disciplines of marketing, finance, personnel and technology, the service disciplines of cooking, treatments, and personal training, and the estate and buildings disciplines of land, trees and the maintenance of our listing buildings.

Our apprentices will have the opportunity to explore different career paths, to learn about wellbeing, and to provide public benefit to the local community through our charitable work. Each Apprenticeship will include an element of community service, organised by us, relating to their chosen discipline. We have started to form partnerships with local charities and privately-owned businesses who relish their contribution to the community and impact on our environment, and will help us develop this purpose.

Our aim is to create 90 new three-year apprenticeships. With the number of new apprentice starters indicated below, each completing their three-year apprenticeship, it will take us 5 years to get to our estimated full capacity of 90 apprentices with 30 leaving and 30 new starters each year.

	Y1 FYE18	Y2 FYE19	Y3 FYE20	Y4 FYE21	Y5 FYE22
New Apprentice Target Total Per Year	10	12	22	35	33
Apprentice Target Total Year on Year	10	22	44	69	90

Our range of apprenticeships are rooted in the management of the Estate, the activities of Combe Grove and its health & wellbeing offering, and its business disciplines. Apprenticeship numbers are clearly dependent of the success of the estates’ enterprise and its relationship with its community as it is the Estate’s activity that generates the funds to create each new apprenticeship.



Estate Team.



Apprentices.

WHAT OUR PROPOSALS MEAN FOR THE FUTURE

As custodians of the land at Combe Grove we are mindful of the vital role we have in conserving and enhancing the landscape. The land provides us with the natural resources that sustain us: food, water, clean air, energy, timber, fibre and minerals. We also derive a sense of wellbeing from spending time in nature that has significant health benefits. We must nurture all living things with care and recover our balance and deep connection to the land.

We invite you to join us on our journey ‘back to the land’ and welcome you to share in nourishing our health & vitality and that of the land.

In all our future developments here at Combe Grove we will be embracing innovative practical solutions and technologies to help tackle the environmental crisis we face. We plan to introduce renewable energy such as solar and micro wind generation to reduce our impact on the grid. This also includes learning from yesteryear by invigorating traditional and sustainable technologies, building techniques and land management practices. All of our developments will be carefully designed to improve the settings of the Grade II listed buildings and to positively address visual impact in the Area of Outstanding Natural Beauty.



## GARDEN LODGE

- Interior refurbishment of the Garden Lodge complete.
- Increased facilities for health & wellbeing courses.
- Built by Wraxall Builders, a family builder based in Bath, with several apprentices.
- Built using locally sourced materials to highest 'green' standard with reduced energy footprint, utilising technologies such as air source heat pump, removal of air conditioning, insulated ceilings, low energy LED lighting, light sensors, water saving taps, water refill points.
- Future exterior alterations in design stage.
- Rainwater harvesting to collect roofwater for horticultural use.



Garden Lodge.



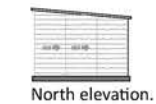
New planting around the northern entrance.

## DRIVING RANGE BUILDING CONVERSION

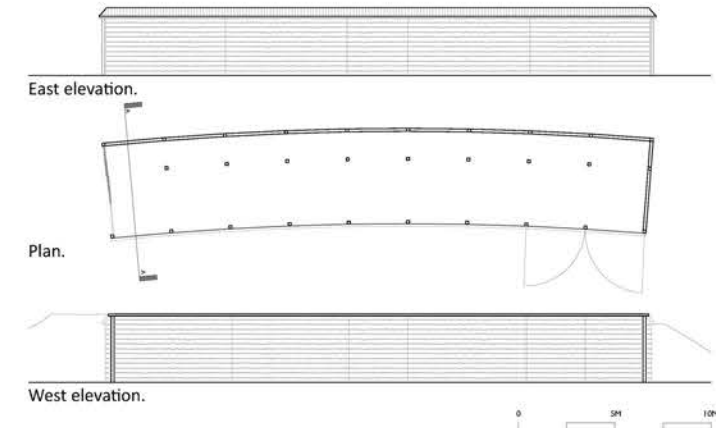
- Conversion of former driving range building for administrative and storage use by the Estate Management Team.
- Existing structure to be timber-clad and secure metal container inserted. No external lighting.
- Planning Permission not required but sought as part of the holistic approach. Planning Approval granted June 2019.



Driving Range Building.



North elevation.

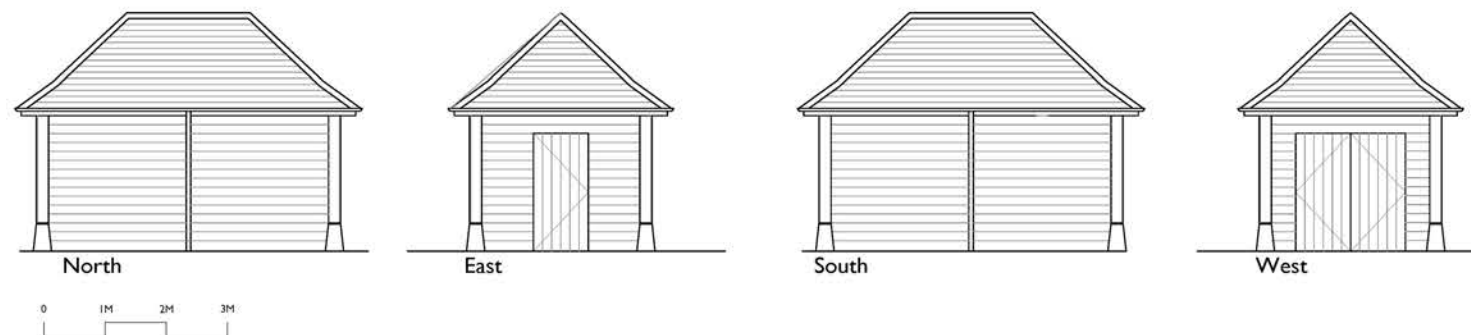


## SWITCH HOUSE

- To house new 100kVA supply, as the site has insufficient power. The additional supply will enable the new high-efficiency induction kitchen to be used at full capacity. It will allow the use of more efficient air source heat pumps, and allow the use of electric site vehicles.
- Small agricultural style outbuilding with minimal concrete use.
- Planning Approval granted August 2019.



Switch room location.

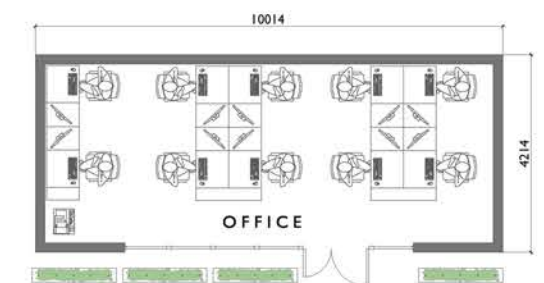


## TEMPORARY OFFICES

- 2 temporary offices for use by staff and apprentices.
- To be removed once permanent office accommodation has been provided.
- Similar to portacabins and sympathetic in colour.
- To be screened by planting on purpose-built trellis.
- Location being considered for future Planning Application.



Location option A  
Location option B



Proposed internal floor plan of a single office unit.



Proposed front elevation with planted trellis panels.

