

Churchtown Farm

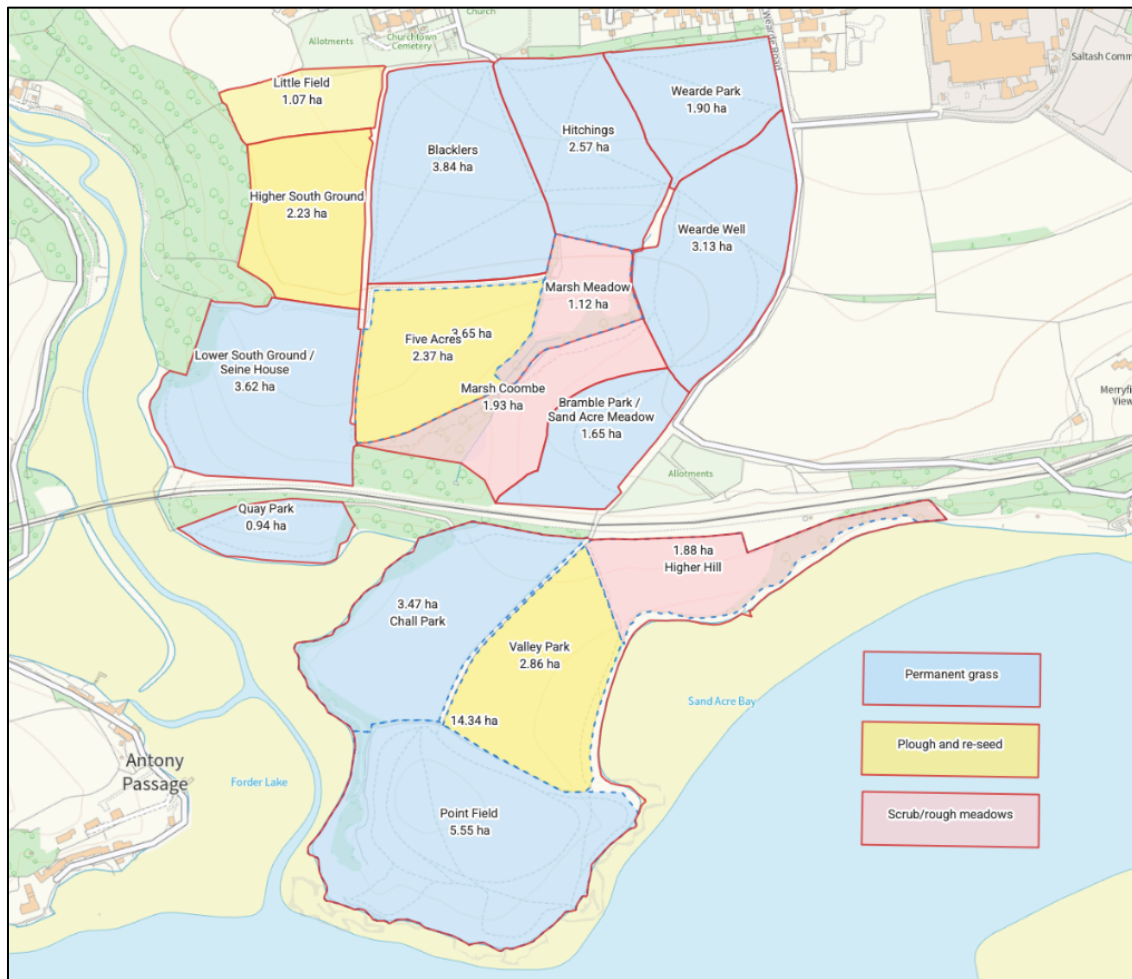
HEALTH NATURE FARMING

Proposed Heads of Terms for a Working Agreement between Antony Estate and Saltash Town Council

Parties	Antony Estate (Landowner and farmer) (AE) Saltash Town Council (STC)
In relation to	Churchtown Farm, Saltash
Term of agreement	Three years initially with effect from 1 st October 2025
Purpose	<p>Churchtown Farm has been managed by Cornwall Wildlife Trust under a farm tenancy which ends on 29th September 2025. CWT has decided not to seek renewal of its tenancy and AE therefore seeks to find a new way forward.</p> <p>The Farm has been managed as a farmed nature reserve. It is also enjoyed by a large number of local walkers under permissive access arrangements, with the exception of two public footpaths. It receives an estimated 100,000 visits per year (including repeat visits).</p> <p>Tremayne Carew Pole, as a partner in Antony Estate, says, “Churchtown Farm is a wonderful resource for the people of Saltash, and we are committed to keeping access open so that the local community can continue to enjoy this beautiful space.</p> <p>Provided funding allows, we would like to continue to manage Churchtown Farm as a farmed and wildlife-rich landscape, treasured by and accessible to the public so far as possible alongside the needs of conservation and farming.</p> <p>“We see the Friends of Churchtown continuing to play a key role in the operation of the Farm. To date they have been a good bellwether for public sentiment, strong at engaging locals, volunteering and maintaining the infrastructure and keeping an eye on the land. We would like to see them support our work and maintain their excellent communication with the local community.”</p> <p>Farming this land for the benefit of wildlife and to enable continued public access will be loss-making, so additional funding is required.</p>

STC commitment	<p>STC to commit to providing funding of £14,000 per year to Antony Estate for an initial three year period, to be reviewed thereafter, to fund the AE commitment.</p> <p>The funding will be paid half yearly or quarterly in arrears, or in advance with an initial back-dated payment if STC funds are not available until the new financial year.</p>
AE commitment	<p>AE will provide the following:</p> <ul style="list-style-type: none"> • Management of the land including farming activities, oversight and organisation of conservation work and public access infrastructure. • Continued permissive access for walkers over the areas shaded blue and pink on the attached plan, subject to access being restricted at certain times for farming or conservation reasons. • Employment of a part-time ranger for a minimum of half a day a week or more if funding allows, with duties as follows: <ul style="list-style-type: none"> ○ Key point of contact with the community, engaging proactively with Friends of Churchtown and other local stakeholders including schools, to ensure good management, raise public awareness of the conservation, farming and historic interests of Churchtown, and enable opportunities for outdoor education, volunteering and social prescribing; ○ In collaboration with Friends of Churchtown, to organise provision and maintenance of signage, benches, stiles and other public access infrastructure; ○ Patrol the Farm and handle operational management issues as they arise, liaising with the AE's farm contractor and estate manager plus local stakeholders as needed. • Establish a consultation group to meet two to three times a year or more if needed, to include STC, AE, Friends of Churchtown and other stakeholders if agreed. • To continue to seek conservation advice and help from CWT so far as they are able and willing to provide this. • Health and safety management and public liability insurance. <p>This will be achieved utilising the STC funding and any other sources of funding that may be available, potentially including the Government's Sustainable Farming Incentive (SFI) once it is re-launched.</p>
Mutual commitment	<p>AE and STC will work in close cooperation to promote and further the purposes of this agreement. This will include an annual review and attendance at the regular consultation group meetings.</p>

Outline management plan



Yellow areas: Public access generally not permitted, except for existing linear routes along field edges.

Blue and pink areas: Open access generally permitted, subject to being closed or restricted at certain times for farming or conservation reasons, e.g. for cattle grazing if funding was secured for stock-proof fencing and water; dogs on leads during ground bird nesting season south of railway.