

THE EDIBLE FOREST ESTATE

Lessons Learned Register

Experience translated into Estate standards

Publication number	TEFE-LL-001
Version	1.0
Edition	Founding Edition
Status	Controlled Publication
Classification	Public
Publication date	17/07/2026
Publication owner	THE EDIBLE FOREST ESTATE LIMITED

*Controlled publication. If unclear, ask before making assumptions.***Publication Information****Publication Number**

TEFE-LL-001

Publication Title

Lessons Learned Register

Publication Owner

THE EDIBLE FOREST ESTATE LIMITED

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17265143

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Approval Authority*Director***Copyright**

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Document control

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Version	Date	Status	Change summary
1.0	17 July 2026	Public	First Founding Edition

Execution and plans

Every document requiring signature must also be dated. Every plan requiring agreement must be signed and dated by all relevant parties and show its drawing number, revision, status, scale and production date.

Reference	Subject	Observation	Estate response
LL-001	Gate width	3.6 m gates appeared wide but proved restrictive at the Pontypridd farm.	Adopt 4.9 m minimum clear opening for plot gates.
LL-002	Entrance setback	Vehicles stopping to operate gates can obstruct shared routes.	Set plot gates at least 6.5 m back and use curved entrances as passing places where practical.
LL-003	Fencing appearance	Individual fencing choices can undermine the visual quality of the whole Estate.	Use approved fencing standards and prior written approval for visible works.
LL-004	Plot numbering	Layout and subdivision decisions can change during design.	Use temporary numbers until all plots are allocated; final numbers may use field suffixes.
LL-005	Shared access control	An individual may attempt to control a shared gate or exclude other entitled users.	Estate retains control of shared locks, codes and access systems.
LL-006	Boundary pressure	Some owners may extend their use beyond their allocated land.	Maintain signed plans and act proportionately against encroachment for fairness to all.
LL-007	Speculative communication	A neighbour may be supportive until a possible future proposal is mentioned.	Encourage quiet professionalism and avoid discussing undeveloped or unsubmitted plans.
LL-008	Independent verification	Information provided by neighbours, third parties or interested persons may be incomplete, inaccurate or influenced by personal interests. Decisions should not be based solely upon unverified statements.	Estate representatives and participants should verify important information through documentary evidence, official records or other reliable sources before relying upon it. Where information cannot be independently verified, it should be treated with appropriate caution.
LL-009	Estate-specific facilities	A facility suitable for one farm may be impossible or	Promise no shared element before acquisition and Master

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		undesirable on another.	Planning.
LL-010	Track geometry	Uniform width is insufficient at corners for tractors and trailers.	Widen bends, junctions and turning areas according to swept paths.
LL-011	Precision	Approximate area descriptions create uncertainty.	Standard plots are stated and planned as exactly 1.00 acres; Food Forest Areas as 0.33 acres unless another approved arrangement applies.
LL-012	Written communications	Verbal discussions can later be misunderstood or remembered differently.	Important governance, ownership, permissions and infrastructure matters should always be confirmed in writing. Matters not confirmed in writing should not ordinarily be relied upon as constituting an agreed Estate position.
LL-013	Mature tree retention	Mature trees provide immediate landscape character, biodiversity and long-term value that cannot quickly be recreated.	Retain mature trees wherever reasonably practicable and design around them before considering removal.

Estate Principle: Decisions affecting land ownership, rights, planning, access or development should be based upon verifiable evidence rather than assumptions, rumours or informal opinion.

END OF CONTROLLED PUBLICATION

TEFE-LL-001 | Version 1.0 | Founding Edition

Every generation inherits a choice: to leave the land unchanged, or to leave it better than they found it. The Edible Forest Estate has chosen the latter.