

THE EDIBLE FOREST ESTATE

Estate Master Planning Standard

How each acquired farm is assessed and designed

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1.0	17 July 2026	Initial controlled release	First Founding Edition

Purpose

This publication establishes the principles, standards and planning sequence used when preparing the Master Plan for every newly acquired Estate. It ensures that each Estate is planned consistently whilst allowing the final design to respond to the unique characteristics of the land.

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.

1. No assumptions before purchase

Every Estate is unique and shall be designed only after acquisition, survey and review of the actual land.

No shared facilities, retained land, community buildings, parking areas, storage compounds, camping areas, ponds, orchards or other Estate features shall be promised before acquisition and detailed design.

The Master Plan shall always respond to the land actually acquired rather than preconceived layouts.

2. Master Planning Objectives

The Master Plan should seek to:

- maximise the number of practical, high-quality plots;
- preserve mature trees wherever reasonably practicable;
- retain important hedgerows and landscape features;
- create safe and attractive Main Estate Ways;
- minimise unnecessary earthworks;
- protect natural drainage;
- maximise biodiversity;
- minimise long-term maintenance;
- support productive agriculture;
- create an Estate that appears to have evolved naturally rather than been artificially imposed.

3. Planning sequence

1. Purchase completion.
2. Desktop and on-site review of title, access, fields, boundaries, water, buildings and environmental constraints.

3. Estate Way and principal entrance design.
4. Passing places, junctions, swept paths and potential shared facilities assessment.
5. Draft plot layout and temporary numbering.
6. Initial setting out of proposed Estate Ways and major layout features.
7. Participant viewing.
8. Plot selection in the approved priority order.
9. Final plot setting out and final numbering.
10. Owner designation of the Food Forest Area (or grouped Food Forest Area where multiple plots are owned) together with the agreed access route.
11. Signed and dated plot, rights and lease plans.
12. Transfer and lease completion.

4. Landscape Design Principles

- Existing hedgerows should normally be retained.
- Mature trees should be retained wherever reasonably practicable.
- Main Estate Ways should follow the natural landscape where practical.
- Long s5traight engineered routes should generally be avoided unless justified.
- Existing woodland should be incorporated wherever practical.
- Drainage should work with natural contours rather than against them.

5. Shared-space decision test

- Is the facility physically suitable for the acquired farm?
- Does it protect or improve the Estate rather than reduce plot quality?
- Can access, maintenance, insurance and governance be documented?
- Is the retained land proportionate to the benefit?
- Can the Estate operate it without implying guaranteed capacity or availability?

5. Main Estate Ways

Straight sections normally reserve a minimum 5.0 m corridor consisting of at least 3.0 m running surface and 1.0 m grass verge on each side. The track should show tyre paths with a grass centre where practical. Bends, corners and junctions are widened beyond the straight-section minimum to accommodate swept paths, visibility, drainage and future machinery.

Construction details, entrances, fencing and appearance shall comply with **TEFE-ES-001 Estate Standards Manual**.

6. Plot Design Principles

- Avoid creating unusable remnants.
- Avoid landlocking.
- Maximise practical access.
- Avoid unnecessarily steep entrances.

- Preserve privacy where practical.
- Consider future agricultural use.
- Produce plots that are simple to understand on the ground.

7. Plan authority

The approved Estate Master Plan becomes the authoritative design reference for Estate Ways, temporary plots, retained land and shared facilities, subject to the final executed legal plans. Food Forest Areas are not shown as final until selected by each plot owner and agreed after plot selection.

Once approved, the Estate Master Plan becomes the principal planning document for the Estate. All subsequent Plot Plans, Estate Way Plans, Food Forest Plans and legal drawings shall be derived from the approved Master Plan unless formally revised.

8. Master Plan Review

Before approval, the proposed Master Plan should be reviewed against:

- TEFE-CH-001 Founding Charter
- TEFE-CO-001 Estate Constitution
- TEFE-ES-001 Estate Standards Manual
- TEFE-DS-001 Estate Drawing Standard
- TEFE-LL-001 Lessons Learned Register

END OF CONTROLLED PUBLICATION

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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.