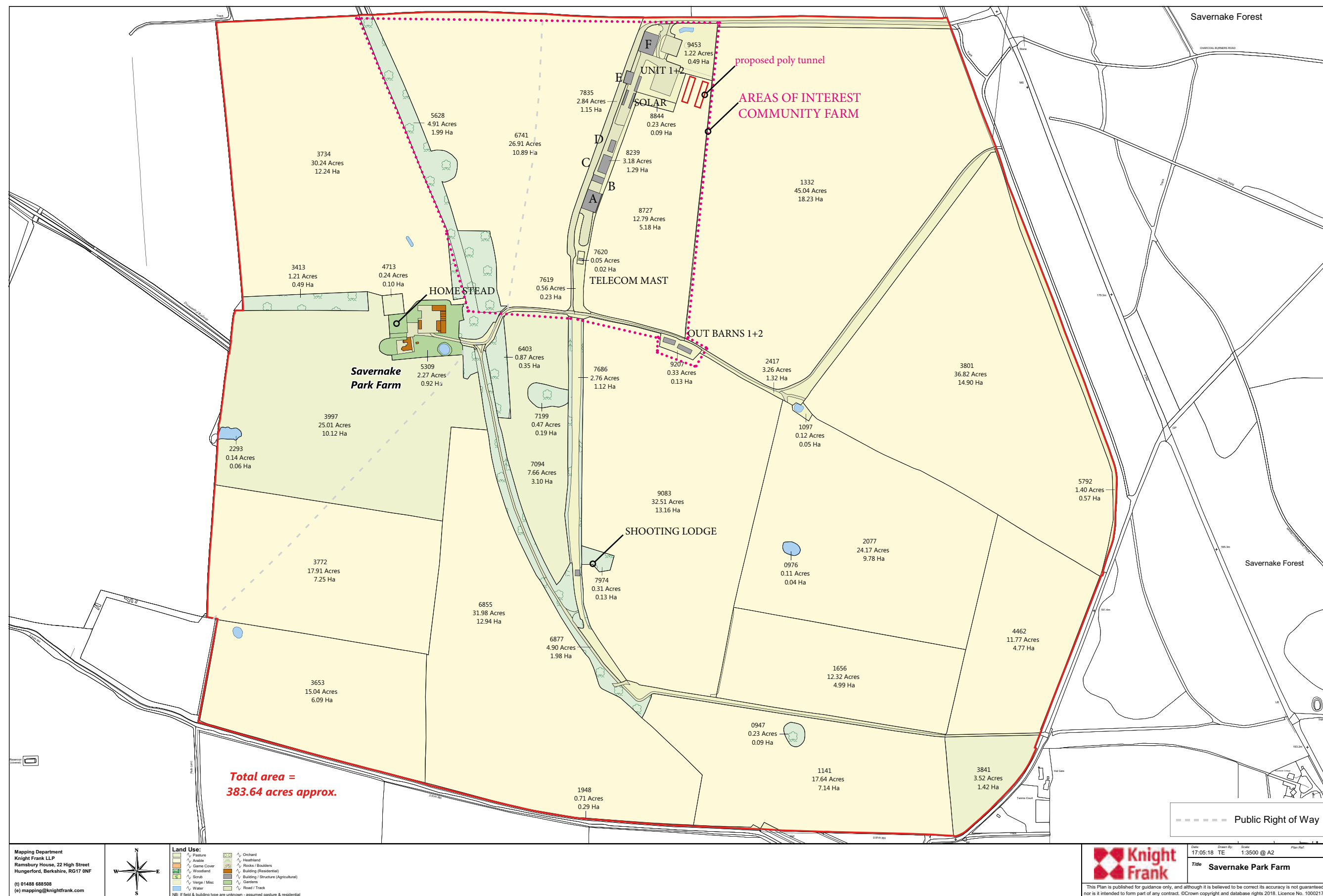




SAVERNAKE PARK COMMUNITY FARM, APPLICATION FOR NEW POLYTUNNELS PHASE 2
Savernake Park Farm, Cadley, Marlborough, Wiltshire, SN8 4NE

PRELIMINARY PLANNING APPLICATION - DESIGN AND ACCESS STATEMENT
DECEMBER 2025



EXISTING BUILDINGS



Building	Description	m ²	ft ²
A. (Unit 15)	(1970s) 5-bay steel framed, block built elevations with box profile cladding; fibre cement (ASBESTOS) roof and fibre cement (ASBESTOS) rainwater goods. Roller shutter doors with internal partition creating 2 units.	690	7,430
B. (Unit 14)	3-bay steel framed, concrete panel with box profile cladding; fibre cement (ASBESTOS) roof and fibre cement (ASBESTOS) rainwater goods. Roller shutter doors.	180	1,940
C. (Units 11, 12, 13)	6-bay steel framed, concrete panel with box profile cladding; fibre cement (ASBESTOS) roof and plastic rainwater goods. 3no roller shutter doors with 3no units.	325	3,500
E (Old Dairy)	Old Dairy. Former parlour building, block built with fibre cement (insulated panel roof, concrete floor within separate rooms internal, including kitchenette and cloakroom with wc with basin.	180	1,940
F.	Multi-bay steel framed with lean-tos. Block built elevation with fibre cement cladding and roof (ASBESTOS), concrete floors with double doors to gables.	760	8,180
Two Agricultural Buildings with recent Planning Permission for Commercial:			
Unit 1	Agricultural Clamp. 6-bay steel framed, concrete panel elevations with box profile cladding; fibre cement roof and concrete floor. Open to yard gable.	520	5,585
Unit 2	Agricultural Clamp. 6-bay steel framed, concrete panel elevations with box profile cladding; fibre cement roof and concrete floor. Open to yard gable.	510	5,490
Total (Gross Internal Area)		3,165	34,055

Source: measured on site

D. Dutch Barn	Open Dutch Barn. 4-bay concrete framed with open elevations, fibre cement roof (ASBESTOS) with hardcore floor.	150	1,615
Total (Gross Internal Area)		150	1,615

Source: measured on site



area set aside for initial polytunnels.



area set aside looking south across field where proposed market garden will be developed



view from existing commercial barns across proposed site for initial polytunnels



NEW MASTER PLAN - VIEW 1



AREA PROPOSED FOR INITIAL POLY TUNNELS

THE VISION

Mark and Justine Jankovich-Besan wish to facilitate the formation of a community-led productive farm by converting over forty-six acres of their land and re-purpose it for food production. Some of the existing building stock will be converted into productive packing and distribution facilities.

An initial pre-application of the applicant’s vision has been submitted to the council 12 months ago. The concept, is widely supported, including the local MP and senior members of the council.

“We want the farm to embrace and be an exemplar in regenerative/circular practices. It must produce a variety of nutritious foods, grown in a collaborative manner adding social value. Everything we do must embrace education and link the harmony principles which are vital for our long-term wellbeing.” It is scientifically proven that being in nature has healing properties for those with mental issues, including PTSD. Being part of an active community is vital for us all. This can provide enormous health benefits for both our mental and physical well-being.

The disused shunting yard, built by the American army during WWII to load and offload munitions stored in the Savernake Forest during the war, will form the backbone of the community farm. The planting and building elements will evolve in several phases.

Phase 1, The Orchard has been delivered.

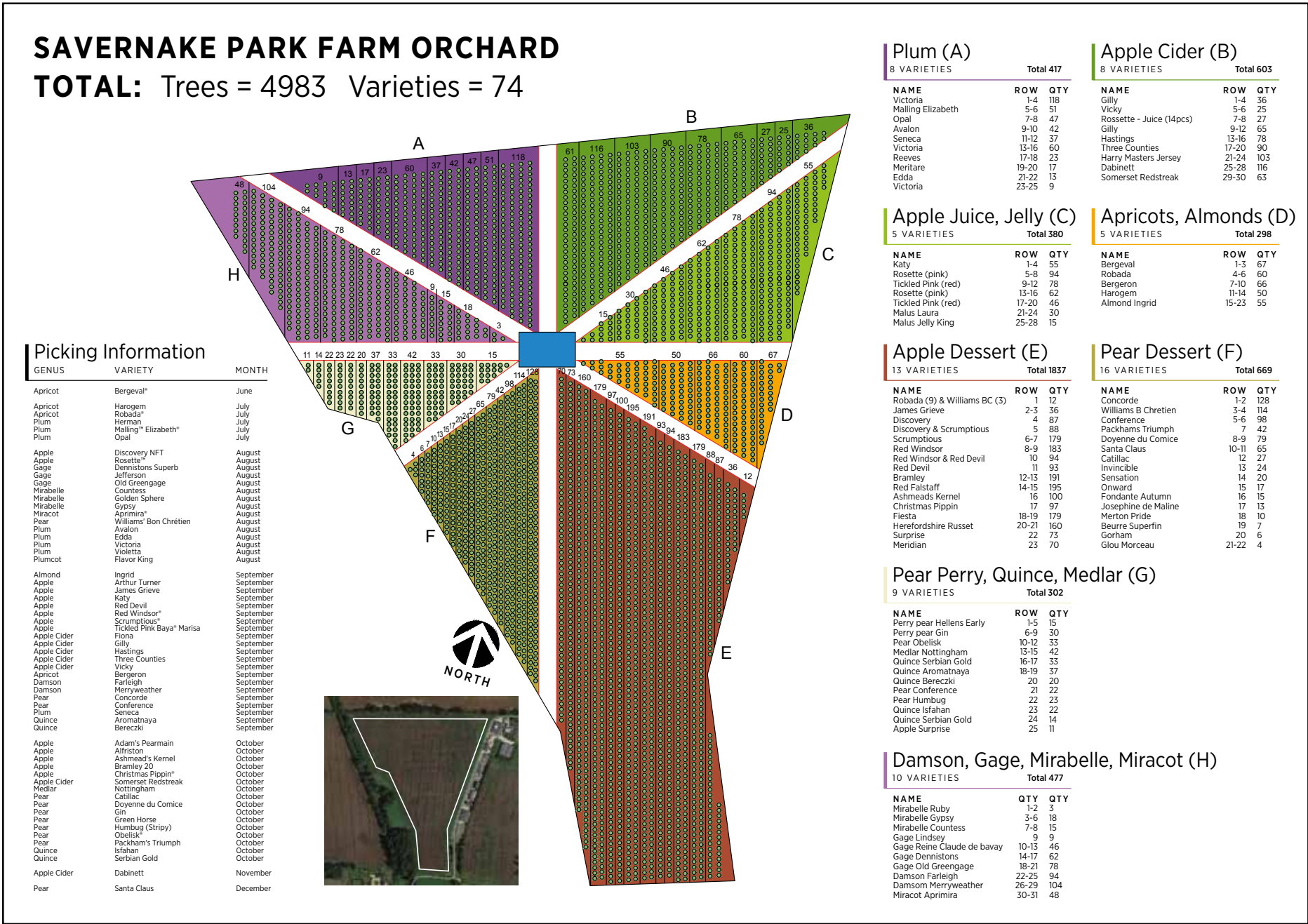
Phase 2 The community Market Garden is about to be initiated.

PHASE TWO

COMMUNITY MARKET GARDEN

The objective is to create a 10 acres market garden of the highest quality. To initiate this, the applicant is asking for permission to erect two poly tunnels. The site has been specifically located to maximise protection from the prevailing winds, its behind mature hedge groves so not visable from outside the farm, and it located to help facilitates the development of the 10 acres of market garden. Without these tunnels the propagation of this new garden will be impossible.

We look forward to the councils support and approval.





NEW MASTER PLAN VIEW 2