

Pear Tree Community Farm
Business Plan



Contents

1. Summary	2
2. Why do we need a Community Farm?	4
2.1. Our vision and objectives.....	5
2.2. What benefits will the farm deliver?	6
2.3. The local context	7
3. What kind of organisation will the farm be?	10
3.1. Community Supported Agriculture (CSA)	10
3.2. A Charitable Community Benefit Society.....	11
3.3. Governance	12
3.4. Our team	13
4. Where will the farm be?	15
4.1. Location.....	15
4.2. Layout	18
4.3. Infrastructure.....	20
4.4. Planning permission	21
5. What is our business model?.....	22
5.1. Products and services	22
5.2. Operating model.....	28
5.3. Financial Forecasts.....	33
5.4. Funding Plan	37
5.5. Risk analysis.....	39
5.6. Metrics and evaluation	41
5.7. Timeline.....	42
6. Appendices.....	45
6.1. Appendix – statements of support.....	45
6.2. Appendix – choice of site.....	47
6.3. Appendix – results of residents’ survey	49
6.4. Appendix - marketing strategy	50
6.5. Appendix – local market gardens	52
6.6. Appendix – children and schools	54
6.7. Appendix – traffic assessment.....	55
6.8. Appendix – infrastructure & justifications	57
6.9. Appendix – Community Benefit Society Rules	63
6.10. Appendix – Community Engagement Log	63

1. Summary

Imagine a place where neighbours come together to grow, share and learn. Our community farm will be more than a source of fresh, healthy, organic food – it will be a hive of collaboration, education and nature regeneration.

Our goal is to establish a community-owned market garden, growing nutritious, seasonal, fresh fruit and vegetables on a beautiful 3.5 acre field located on Church Lane, right at the heart of the two villages of Freshford and Limpley Stoke. The community farm will follow the well proven CSA ([Community Supported Agriculture](#)) model, where local households subscribe annually for weekly veg boxes.

The market garden will comprise neat blocks of permanent growing beds, supported by three polytunnels to enable essential protection for year-round growing and propagation. A packing shed with a cold storage facility, tool shed and staff & volunteer welfare room will be constructed, with the aim of generating 80 veg boxes per week. In addition produce will also be supplied to community businesses, including we hope The Galleries shop and Hop Pole Inn.

A professional, fairly paid full-time grower will lead the growing, supported by a volunteer community team. Income from veg boxes and wholesale sales will, after the initial 4-5 year start-up phase, cover operational costs, providing a long-term sustainable business model. Alongside volunteering, community involvement and engagement will be vital to the farm. Freshford pre-school and school are keen to be involved, and we aim to create an inclusive, welcoming space for the whole community to meet, grow, learn and enjoy producing food in a sustainable way.

Following community consultation, we submitted a planning pre-app for the farm infrastructure and a new access point and have consulted further with the community before applying for full planning permission in July 2026.

A Community Benefit Society (CBS) was registered in 2025, with an asset lock to ensure that the land and other assets of the farm will be held for the benefit of the community in perpetuity. Start-up costs for the farm are estimated at £450,000, covering the purchase of the land (£180k), planning & legal costs (£20k), buildings, field entrance and infrastructure (£130k) and working capital for the initial 4-5 year period to achieve break-even (£120k).

The community will be invited to become members of the farm by purchasing 40 x £1 shares, enabling full community control of the farm with each member having one voting right. The farm has been awarded charitable status for tax purposes by HMRC, enabling any donations to receive the added benefit of Gift Aid, boosting every £1 donated to £1.25.

We will launch a fundraising drive later this year, encouraging the community to buy £40 of community shares and contribute any additional sums as donations to benefit from gift aid. We will also apply to grant-funders and trusts for funding to match our community efforts.

We have held 15 enthusiastic community engagement meetings, initiated 12 meetings with direct neighbours, submitted monthly updates inviting feedback to all village newsletters and hand-delivered a survey in November 2025 to all households in Freshford and Limpley Stoke; the feedback we have received and Wiltshire Council's response to our pre-app informs and guides the content of this business plan.

What does success look like?

Success is defined by the farm becoming a self-sustaining community asset within five years. Key indicators include:

- Operational independence: revenue from vegetable sales grows to cover all daily running costs and staff salaries.
- Production goals: reaching a steady output of 80 vegetable boxes plus wholesale, per week by its sixth year.
- Environmental health: measurable improvements in local biodiversity and soil health.
- Community vitality: high levels of local participation through events, regular volunteer sessions, and integrated school and pre-school visits.

Who is served?

The farm is designed to benefit a broad range of local stakeholders:

- Local residents: specifically those in Freshford and Limpley Stoke, as well as surrounding villages, who gain access to fresh, low-food miles, organic produce.
- Children: students from Freshford Church School and Pre-school can use the farm as an outdoor classroom for life skills and nature education.
- Teens, Young Adults and Adults, who can participate in growing, community events, learning skills, supporting mental and physical health.
- Local businesses: the Galleries shop and The Hop Pole Inn and other community businesses can receive a steady supply of ultra-local wholesale vegetables.
- Vulnerable individuals: through future 'Green Social Prescribing' programmes aimed at improving mental and physical health through nature-based agricultural work.

What matters most?

The heart of the project is built on three core pillars:

- Community ownership: the farm is a Community Benefit Society meaning the land and assets are owned by the community in perpetuity and can never be sold to developers.
- Agroecological farming: growing food in harmony with nature by avoiding pesticides, building healthy soil, sequestering carbon and reducing food miles.
- Connection and inclusion: beyond simply food, the farm's priority is to reduce social isolation and provide a safe, inclusive, and welcoming place for the community to meet and work together for a resilient future.

Questions & suggestions? Please contact us hello@peartreecommunityfarm.org

www.peartreecommunityfarm.org

2. Why do we need a Community Farm?

The global food system is the single biggest contributor to biodiversity loss, deforestation, drought, freshwater pollution and the collapse of aquatic wildlife. It is the second-biggest contributor to climate change, after the energy industry.ⁱ

Problems		Solutions
Climate change 	2025, 2023 and 2022 were the top 3 hottest years since records began in 1884 ⁱⁱ	Organic farmland stores more carbon – on average 3.5 tonnes extra for every hectare ⁱⁱⁱ
GHG emission 	Farming accounts for 11% of all UK emissions	Agroecology can produce enough food to feed a healthy UK population whilst also reducing greenhouse gas emissions from agriculture by at least 38% by 2050 ^v
Water 	More than half of the fruit and veg we currently import comes from water-scarce countries such as Spain, Morocco and Israel ^{vi}	A single hectare of soil has the potential to store and filter enough water for 1000 people ^{vii}
Biodiversity 	Since 1970, UK species have declined by about 19% on average, and nearly 1 in 6 species are now threatened with extinction ^{viii}	On average, plant, insect and bird life is 50% more abundant on organic farms ^{ix}
Soil 	The UK has lost 84% of its fertile topsoil since 1850 ^x	Organic farming is based on nourishing plants by building healthy soils ^{xi}
Physical health 	Less than 1 per cent of the UK population achieves all of the dietary recommendations in the Eatwell Guide ^{xii}	Community gardening has been found to increase people's vegetable intake and seasonal eating ^{xiii}
Pesticides 	Around 400 pesticides are used in farming in the UK and pesticides are often present in non-organic food ^{xiv}	The best way to reduce your exposure to pesticides in food is to buy organic ^{xv}

2.1. Our vision and objectives

Our vision is to establish a community-led market garden / vegetable farm in the heart of Freshford and Limpley Stoke. The farm will grow nutritious, organic and affordable fruit and vegetables for the benefit of the community. Following agroecological practices and delivering joyful volunteering opportunities, educational workshops and farm events we will ensure that the local community, the growers, the soil and local biodiversity can all thrive.

The farm's objectives are formalised in its Community Benefit Society Rules (see [Appendix - CBS Rules](#)), namely to:

- **Promote health** by growing nutritious, agroecological and organic vegetables, fruit and other produce within Freshford, Limpley Stoke and surrounding areas.
- **Improve the environment** by increasing local biodiversity, building soil health and sequestering carbon through agroecological farming practices.
- **Provide education** by offering joyful opportunities to bring the community and visitors together to build knowledge and skills around healthy food, farming, biodiversity and climate resilience.
- **Contribute to a thriving, sustainable and resilient local economy** by producing healthy food for consumption by the local community.
- **Advance social cohesion** by creating a safe, inclusive and welcoming place for the community, members, workers and visitors.

A note on the farm's new name - Pear Tree Community Farm

As the idea for the farm came from a group largely based in Freshford, our initial working name has been Freshford Community Farm Limited. However, this is a joint village project, and the community has asked for a name that reflects this, is inclusive, and also welcomes our linked communities of Westwood and Hinton Charterhouse. Having now found our ideal site on the boundary between Freshford and Limpley Stoke, we have been searching for a new name.

Our community survey yielded over 100 suggestions, but no clear consensus on which to go for. The one which stood out to the farm team, was **Pear Tree Community Farm**.

Apparently, St Mary's Church (which neighbours the farm's proposed site) has been referred to as the Pear Tree Church. The history of this name goes back to 1001AD when the Abbess of Shaftesbury marked the boundary of her land at Limpley Stoke with seven pear trees and built a chapel there. Pear trees were common boundary markers in Anglo-Saxon times, and the field sits on the county boundary between Wiltshire and Bath & North East Somerset.

Choosing the name Pear Tree Community Farm is therefore a way of connecting the farm to its surroundings and the history of the local area. The name also conjures something of our intention to farm in harmony with nature, through agroecological methods, and is an apt reminder of our purpose – to grow fruit and veg!

2.2. What benefits will the farm deliver?

We aim to deliver benefits in three essential areas: health, nature and community.

	HEALTHY FOOD	NATURE	COMMUNITY
The farm will...	Grow fresh, nutritious, organic and fairly-priced food and deliver education on healthy food, nutrition and cooking skills	Practice agroecological farming, and increase our local understanding of these environmental principles	Offer opportunities for volunteering, learning new skills and socialising in the community
Providing these benefits:	- o Better access to fresh, nutrient-dense fruit and vegetables - o Improved health - o Life skills around health, nutrition and cooking	- o Improved local biodiversity; more hedges, trees, plants for pollinators - o Improved soil health - o Carbon sequestration - o Reduced food miles - o Improved food security and climate resilience - o Increased connection with nature - o Changing behaviours and understanding of climate and nature emergencies	- o Reduced social isolation and loneliness - o Improved community resilience and social cohesion (including intergenerational) - o Improved well-being and health - o Life skills; horticulture & farming, cooking - o Supporting the local rural economy and working together with local businesses - o Provide stable, living-wage employment in the community

Local agroecological food growing is probably one of the most impactful things we as a community can do to address and build resilience towards the climate and nature emergencies and the health crisis. We aspire for the farm to be a centre of hopeful and practical action that will have far reaching impacts in our understanding of health, climate and nature. The farm can deliver nutritious, affordable, low carbon food, increased biodiversity, soil health, carbon sequestration, food-security and climate adaptation, community resilience and well-being, education on food, health, nature and support a sustainable local economy and society.

That's a lot of good from just a few acres.

2.3. The local context

Freshford and Limpley Stoke are adjoining villages spanning two local authorities (with populations of 575 and 597 respectively). Freshford is in Bath & North East Somerset (B&NES), and Limpley Stoke is in Wiltshire. Although they have separate parish and council administrations, the villages are closely linked and together have a strong united community culture, sharing a village fete, school, village shop and café (The Galleries), community-owned pub (The Hop Pole Inn), church community and Rector, and many clubs and societies.

The villages have achieved national recognition for the success of two community initiated and owned projects; Freshford & Limpley Stoke Investment Community Association (FLiSCA), a charity which owns The Galleries village shop and reinvests profits back into the community, and Limpley Stoke Community Benefit Society which owns The Hop Pole Inn. Both of these village assets were funded largely through community shares and donations and are maintained thanks to the commitment of a wonderful community of volunteers.

The success of these projects has reinforced a strong local culture of, and belief in, community-owned enterprises. The community farm aims to build on this success and fill in the missing piece of the community asset jigsaw, helping to ensure a healthy, climate resilient, low carbon, nature-rich and thriving community.

Within 2 miles of the farm are two neighbouring villages; Westwood (population 1,000) and Hinton Charterhouse (population 500). Both are linked to Limpley Stoke and Freshford through the school and church communities, and their Parish Councils are very supportive (see [6.1 Appendix – statements of support](#)) of the farm project, which we hope will extend and strengthen ties between the four villages.

Farm beginnings and community engagement

The idea of growing food in and for the community originated from a workshop at a Freshford Parish Council AGM in May 2024. Since then, the concept has solidified into a well-functioning, skilled project team consisting of business leaders, project specialists, communicators, chartered accountants, educators and growers, all of whom live in Limpley Stoke and Freshford (see [Our Team](#)).

From the beginning we have sought the advice of professional growers, planning specialists, community and council leaders, funders, local businesses and most importantly, village residents for whom this project is for.

The farm formally kicked off in January 2025 with a mid-winter feast in Freshford Memorial Hall. Over 100 villagers, young and old, came to hear our vision for a community farm and share their hopes and fears for it. Numerous other well-attended events have since followed, including at The Hop Pole Inn, local Parish Council meetings, Wiltshire & B&NES Council meetings, village fete and multiple smaller stakeholder group, neighbour and individual meetings (see [6.10 Appendix – Community Engagement Log](#)). We communicate regularly to our 200 email newsletter subscribers, update our website and have submitted monthly farm updates to Limpley Stoke News, Limpley Stoke Parish Council and Freshford Parish Council email newsletters and Freshford Parish magazine – always inviting stakeholder input and responding to feedback.

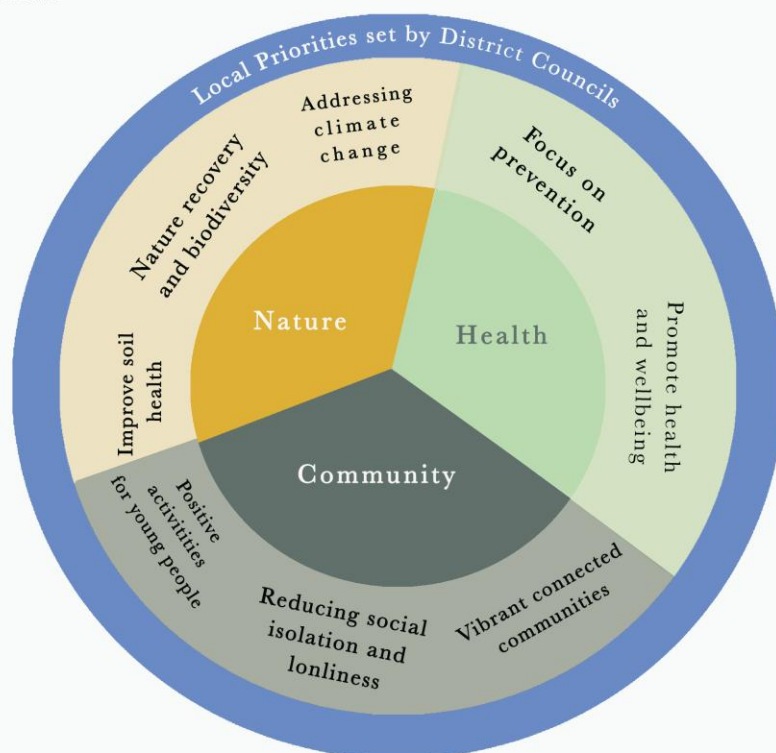
Community priorities

Our business case is guided by and responds to the community's priorities:

Community feedback	Qualitative and quantitative community research, including our November 2025 survey, delivered to all households in Limpley Stoke and Freshford; 190 responses with 88.5% supporting the project and 89% wanting to buy our organic produce
Supporting our local economy	Complementing and supporting, rather than competing with: ▫ The Galleries village shop and café ▫ The Hop Pole Inn and other local enterprises Providing sustainable new local employment at a living wage
Working with other community organisations	Collaborating with: ▫ Freshford Preschool and Freshford Church School ▫ St Mary's & St Peter's Churches ▫ Freshford and Limpley Stoke Parish Councils
Following best practice to deliver a successful long-term enterprise	Looking to comparable CSAs and local market gardens including: ▫ Middle Ground Growers ▫ Canalside, Community Farm ▫ Sutton Community Farm ▫ Wellington Community Farm Taking advice from: ▫ The CSA Network ▫ Organic Growers Alliance ▫ The Plunkett Foundation & Co-operatives UK, Dave Boyle
Local government priorities	Wiltshire Council: ▫ Positive activities for young people ▫ Addressing climate change ▫ Promoting health and wellbeing, reducing social isolation in older and vulnerable people B&NES Council: ▫ Responding to the climate & ecological emergencies ▫ Increasing the extent of land managed for biodiversity ▫ Retaining soil and improving soil health ▫ Aligning with the 15-minute neighbourhood concept; clean, safe and vibrant neighbourhoods ▫ Focusing on prevention: promote healthy places and support people to live healthier lives. ▫ Sustainable community facilities: the preservation and improvement of shared spaces and local services

87 Households want fun educational workshops and classes on nature and health.

165 Households want nutritious, super-local, super-fresh, nature friendly vegetables and fruits.



Local school & pre-school want to work with the farm.

42 Households want to be involved with “nothing too strenuous.”

90 Households want to join volunteer work parties.

How the aims of the community farm align both with local council priorities and wishes of the community

3. What kind of organisation will the farm be?

Market gardening in the UK only ever operates within very limited and tight margins. It is labour intensive, vulnerable to extreme climate events and the risks are high (see [Risk Analysis](#)). It is generally not considered a profitable business proposition, particularly due to its high labour and land costs. However, it has the potential to deliver enormous value in terms of community health and well-being, biodiversity, carbon-sequestration, food security and climate resilience.

To reflect this balance the farm combines the structure of a Charitable Community Benefit Society (CBS) with the operating model of Community Supported Agriculture (CSA), resourced by a full-time professional grower and supported by a management board and volunteers, to ensure that the business will deliver financial sustainability as well as social and environmental impact.

Our goal is for revenue from sales of vegetables to fully cover the farm's operational costs, including staff costs. Community events and educational activities, meanwhile, will be covered by ticket sales, donations and grants.

3.1. Community Supported Agriculture (CSA)

We plan to follow a business model known as Community Supported Agriculture (CSA), which is a proven model of small-scale farming that creates a direct connection between the farm and local customers. Originating in Japan, it has been adopted as a popular model in the USA and has been growing rapidly in the UK in recent years. It works as follows:

- Subscribers commit to an annual subscription with the farm, paying upfront or in monthly instalments
- This commitment helps the farm mitigate the risks associated with agriculture (e.g. extreme weather events or disease), and advance payments help support cashflow
- In return subscribers get a 'share' of the fresh, seasonal harvest in the form of weekly veg and fruit boxes
- The farm supplements its own produce with goods sourced from trusted, organic external suppliers as necessary, for example during the 'hungry gap' each Spring
- In addition, certain field-scale vegetables (e.g. potatoes and onions) will be bought-in regularly to provide a varied and complete weekly offering for subscribers

The CSA model promotes transparency, trust, and a sense of community, as members get to understand where their food comes from and how it's produced. The risks of farming are shared between the farm and its customer. Upfront commitment to the farm enables better business planning and promotes financial stability.

We are a paid member of the CSA Network and use their resources and national network.

Find out more information here: <https://communitysupportedagriculture.org.uk/>

3.2.A Charitable Community Benefit Society

Having reviewed the various community-focused incorporation models available, and sought advice from Plunkett, Co-operatives UK, Limpley Stoke CBS, FLiSCA, Stone King, Quartet Foundation and CSA Network, we resolved to set the farm up as a Charitable Community Benefit Society.

A Community Benefit Society (CBS) is registered with the Financial Conduct Authority (FCA), and we have also received confirmation of tax-exempt status from HMRC, meaning that our CBS is a charity for tax purposes. This will help make the farm more attractive to grant funders and allow us to claim Gift Aid on eligible donations.

Membership of a CBS is based on the principle of one-member, one-vote, ensuring equality between members and democratic ownership by the community. A Charitable CBS also has an asset lock under charity law, ensuring that if the farm CBS was to be dissolved, any retained surplus or residual value must be transferred to another asset-locked body with similar objects. This means that assets (including land) owned by the farm will be effectively held in perpetuity for the benefit of the community (see [Appendix – CBS Rules](#)).

This incorporation model will enable the farm to sell its produce for profit, to access available grants and raise community shares, all while giving members and donors security in the knowledge that all profits will be reinvested back into the community asset.

Benefits of operating as a Charitable Community Benefit Society:
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|---|
| <ul style="list-style-type: none"> • Trading that furthers our charitable objects will not be subject to corporation tax • We can claim 25% Gift Aid on all eligible donations • Land purchases are exempt from stamp duty • The statutory asset lock means assets are held in perpetuity for the community |
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Charitable Community Benefit Society details:	
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Registered name	Freshford Community Farm Limited*
FCA registration number	9588
Registration date	11 August 2025
Registered address	Holzern Lodge, Friary, Bath, BA2 7UE
Financial year end	30 September
HMRC Charities reference number	ZD53234

* Trading as **Pear Tree Community Farm**; we are currently updating our registered name.

The terms of membership are laid out in our CBS Rules ([Appendix – CBS Rules](#)), and include:

- Invest a minimum of £40 to buy 40 shares and get a vote at the general meeting
- The first £40 is non-refundable and gives lifetime membership
- Each additional share above these costs £1
- The maximum investment for any one individual is to be determined by the board
- As the margins on market-gardens are typically very low, and we want any profits to be reinvested in the farm, we have chosen to specify in our CBS Rules that no interest will be paid to shareholders.
- You don't have to subscribe to a veg box just because you invest as a member

- You don't have to be a member to volunteer
- You do have to be a member of the CBS to:
 - buy a box (but you can try one first)
 - attend certain events
- Research from CSA Network found that over half of members sign-up just for the social aspect and to be part of and support something that they feel is important
- Until further notice you will not need to be a member of the CBS to volunteer. This is based on evidence from Fordhall Farm, and many other CSAs, where volunteering is seen as a way to introduce people to the farm with the hope that they will become future members.

Plunkett UK's report [Community Ownership: A Better Form of Business 2025](#) provides compelling evidence on the sustainability and impact of community-owned businesses:

- Community-owned businesses have increased 59% in the last decade
- Community-owned businesses survival rates remain exceptional, with a long-term survival rate of 94% and five-year average survival of 97.5% - far exceeding SME averages of 39%

3.3. Governance

The Community Benefit Society's governance and management is laid out in our CBS Rules ([Appendix – CBS Rules](#)) which are drafted by the Cooperative Society and approved by the FCA. The CBS will be run for and by the community, with clear and transparent decision making and management controls. Individuals may become members of the CBS by purchasing a minimum of 40 shares (costing £40). To ensure democratic control each member has one vote, irrespective of how many shares they hold above the minimum 40. The Board will be clearly accountable to and elected by the members of the CBS.

We have a Board of Directors supported by a Management Committee and a portfolio of skilled individuals. We are linked in with local market gardens and growers (Middle Ground Growers, Grown Green @ Hartley Farm, Avonleigh Orchards, The Community Farm, Bath Area Growers), planning specialists (Chris Beaver at Planning Sphere), local community projects (FLiSCA, The Galleries, The Hop Pole Inn), Parish and local councils (Freshford PC, Limpley Stoke PC, B&NES, Wiltshire Council), MPs (Anna Sabine, Brian Mathew) and funders (Quartet, Plunkett, A-Team) all of whom have pledged their support for the project (see 6.1 Appendix – statements of support).

As paid members of Community Supported Agriculture (CSA) Network, we can utilise their resources and training in areas such as governance as well as operational topics.

If the farm were to be dissolved in future

The community farm is a Charitable Community Benefit Society with an asset lock written into its CBS Rules (as registered with the FCA). If the farm were to be dissolved, any remaining assets must therefore be transferred to another entity with a similar asset lock, to continue benefiting the community. In practice, this would likely mean that the community could set up a simple entity such as a new Community Benefit Society to take possession of the land and hold it for the community. The land could be returned to a wildflower/hay meadow, or whatever purpose the community saw fit that is in line with the original charitable objects of the farm. Managing the land as a meadow would have only a very low annual cost, and government funding would be available (through Environmental Land Management schemes) to help cover these costs.

3.4. Our team

BOARD OF DIRECTORS

Deborah Nielsen deborah@darkroomdigital.co.uk 07971 064558

Debbie grew up in Copenhagen and has spent the last 20 years in London's creative industry, running her own retouching studio. In 2020, she completed her herbalist and naturopathic studies, which led her to move to Freshford to pursue her passion for nature, health, and herbs.

Eleanor Bate ellicocobate@gmail.com 07870 313726

Elli has lived in Friary since 2019 and is a chartered accountant, currently working for the Soil Association. She served 4 years as a councillor for Freshford parish council, with responsibility for the climate and nature emergency, and last year co-founded the Wild Waters festival, celebrating nature and community in the local Avon River valley.

Neil Kennedy neilakennedy@hotmail.co.uk 07714 678763

Neil moved to Freshford in 2018 and has worked in the food industry for 45 years. He is chairman and co-owner of Crediton Dairy Ltd and has owned a small holding in Devon since 2000. He is passionate about local food and an enthusiastic supporter of community projects.

Tania Pascoe taniapascoe@gmail.com 07841 327475

Tania has lived in Freshford for 17 years, and is a passionate gardener and biodiversity advocate. She had a career in corporate sustainability consultancy before co-founding award-winning Wild Things Publishing. She enjoys being part of many nature-focused community groups including Nature Chain. She is a member of the board of FLiSCA.

MANAGEMENT COMMITTEE

Clare Player

Clare has previously run an organic fruit and veg box scheme and spent much of her career working as a kindergarten teacher; she is passionate about connecting children and families to the joy of growing, harvesting, and enjoying the food they cultivate together. Clare lives near Freshford in an eco, off-grid Tiny House which she designed and built herself.

Fiona Firmin

Fiona has lived in Freshford since 2013. She loves being outside in the natural world and is an enthusiastic grower of vegetables and fruit. After a career in nursing and health-visiting, she moved into therapeutic horticulture, working with rural homeless and vulnerable adults. She is a great advocate for the health and wellbeing benefits of working outdoors.

Gemma Burditt

Gemma is an artist–researcher and growing enthusiast. Her work frequently investigates themes such as land use, rural economies and change brought about by grassroots groups challenging idealised viewpoints. She has been a frequent collaborator with the Centre of Rural Economy at Newcastle University and also lectures at Bath Spa University.

Jake Westmoreland

Jake lives in Friary and is a keen grower and gardener. He is passionate about transforming the way we grow food to promote food sovereignty and ensure food is produced in greater harmony with the natural world. A chartered accountant, Jake runs a sustainable lingerie brand with his wife, Georgia. He is treasurer for Freshford Preschool.

ADVISORS**Janice Richards**

Janice lives in Limpley Stoke and is a keen gardener. She has twenty years of experience in the third sector and is currently the Director for Business Development and Fundraising for a major national charity.

Hamish Evans

Hamish is head farmer at Middle Ground Growers, a community interest company market garden delivering veg to 200 homes and 12 businesses around Bath. He has provided guidance and input to the assumptions used in this business plan, which is based on his experiences of yields, productivity and income from his market garden operation.

Kate Collyns

Kate runs Grown Green @ Hartley Farm, an organic market garden selling its produce through the farm shop. She is the author of many books including ‘Gardening for Profit’ and ‘How to start a Market Garden’.

Charlotte Hollins

CEO of Fordhall Farm, England’s first and largest community farm with 8,000 landlords (community shareholders). Thanks to Plunkett Foundation funding Charlotte has mentored us and provided input into this business plan.

Dave Boyle

Dave runs The Community Shares Company and specialises in helping community-owned businesses to raise capital via community shares, and also with their start-up preparations. The Plunkett Foundation have kindly awarded the farm 2 days’ worth of Dave’s time to help with the prospectus and fundraising campaign which we’ll launch once we have planning permission.

Limpley Stoke Community Benefit Society

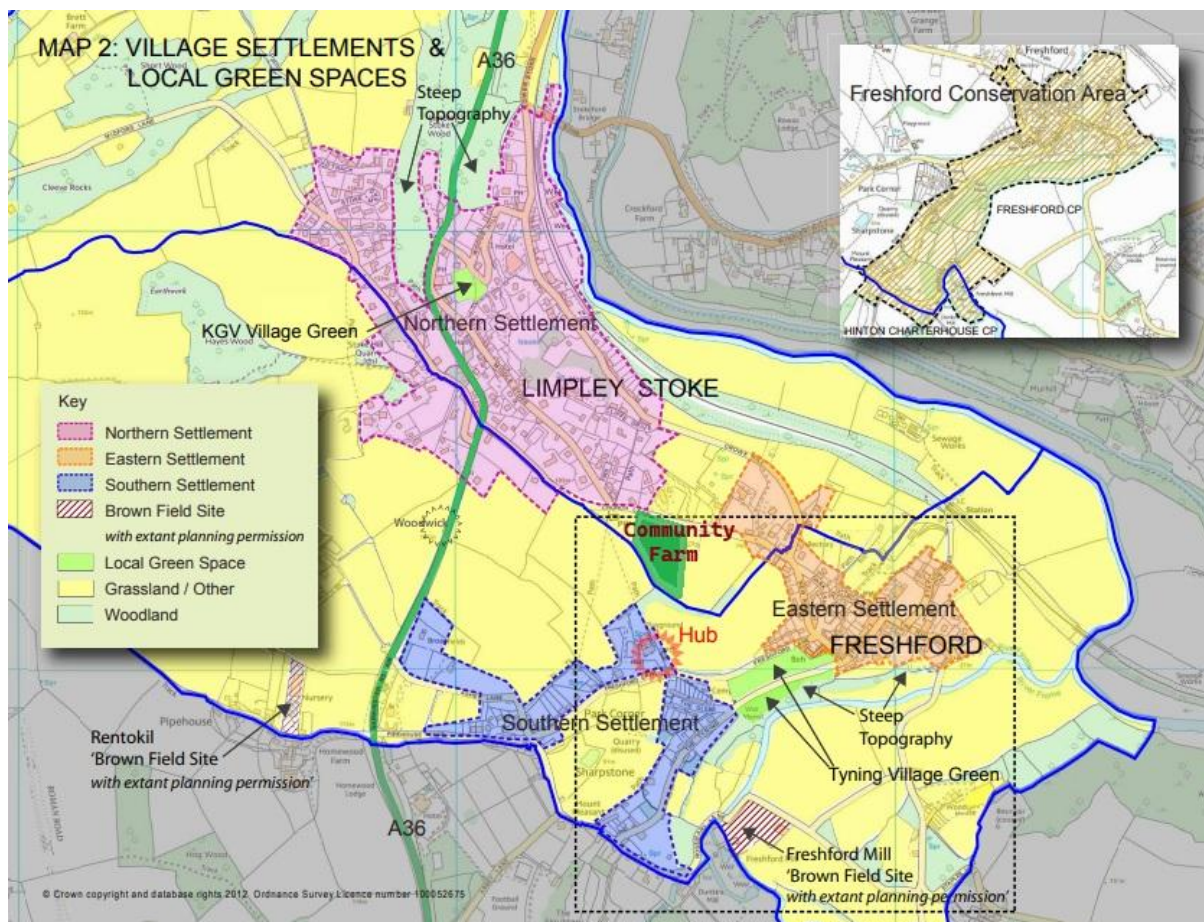
Sally Humpston, Lucy Poloniecka, Tim Tuckey and Simon Coombe have all generously supported us with advice based on their experience of successfully setting up a Community Benefit Society to [‘Save the Hop Pole’](#), and to raise the funds to buy, refurbish and run, the now award-winning and community-owned the [Hop Pole Inn](#) in Limpley Stoke.

4. Where will the farm be?

4.1. Location

The Land

The farm has an agreement in principle to purchase 3.5 acres (1.4 hectares) of suitable land on Church Lane, BA2 7WD. The site has the correct size, location and aspect needed to fulfil both yield expectations and community needs.



Limpley Stoke and Freshford Neighbourhood Plan Map (community farm 3.5 acres highlighted in dark green).

The cost of the land is £180,000 (£51.4k per acre). This is high for agricultural land, but the site's central location and southerly, gently sloping aspect justifies its premium.

Securing suitable land has been our biggest challenge (see [Risk Analysis](#)). Land in our community is often steeply sloping and/or with the wrong aspect for high intensity growing. It is also often very expensive due to the 'hope' value related to residential planning potential. Rarely does land come up for sale and even short leases are hard to secure. During 2024 and 2025 we analysed over 20 plots of land and explored both long-term lease and purchase options. (See [Appendix](#) for land brief and map of reviewed plots).

Although requiring a large initial capital outlay, it is preferable for the farm to purchase land rather than rent it. Once purchased the farm's land will be owned by the community in perpetuity thanks to the Community Benefit Society's asset lock (see [3.2 A Charitable CBS](#)). Even if the farm business were to fail, the land could never be sold on to developers. Under charity regulations, the land and residual assets would be passed on to another community benefit organisation with a similar asset lock (see [Appendix – CBS Rules](#)).

Land purchase is a more tangible investment proposition for community share fundraising than renting, and safeguards spending on infrastructure such as buildings and irrigation systems. It allows for longer-term business planning and warrants investments in technologies such as boreholes or renewable energy which will often improve financial returns. (Note that these longer-term investments are not included in our financial model but will be reviewed over the next 3 years and financed by additional grants and investment.) Land ownership is also preferred by grant funders over rental agreements.

A central and accessible location

Proximity of the farm to the community will be essential for its success, and the Church Lane site couldn't be better. It is in walking distance of both Limpley Stoke and Freshford villages, the school, pre-school, community shop & cafe and pubs. A permissive footpath leading directly to the farm from Freshford village hub has been kindly granted, allowing access on foot from the Memorial Hall car park and village shop in just 6 minutes. The 94 bus route passes the farm entrance on Church Lane every 2 hours, and Freshford railway station is 10 minutes' walk away.

A truly central location will help develop the farm community, ensure accessibility for volunteering and events and ensure it can be integrated into the daily lives of villagers whilst reducing car travel and building health by encouraging walking to the site.

Addressing traffic concerns

Many residents are concerned about traffic on our narrow lanes, especially Church Lane, and the lack of safe parking options nearby. Reducing traffic impact is a key aim of the farm development process. The following measures will help to mitigate the impact of traffic to and from the farm:

- Central location of the farm between Freshford and Limpley Stoke villages
- Encouraging volunteers to walk to the farm
- Placement on the 94 bus route
- Walking distance from Freshford railway station
- Permissive footpath from the Memorial Hall car park
- Limiting on-farm traffic through delivery / collection of veg boxes elsewhere
- Allowing space to store large volumes of compost to avoid frequent deliveries

See [Appendix - Traffic Assessment](#)



The farm in the local context, showing the permissive footpath from the village hub

4.2. Layout

The majority of the farm will be covered in permanent growing beds arranged in neat blocks with wood chip paths, pollinator strips and mown grass alleys. Three sensitively placed polytunnels will provide essential protected growing space and enable year-round growing and propagation. Infrastructure will be well-designed and low impact. Allowing for efficient, safe operations it will include a packing shed with cold storage, a warm and insulated welfare room with kitchenette, small insulated office and toilet, and a secure tool shed. The aim is to keep the site tidy with adequate storage inside the buildings.

A new field entrance will lead off Church Lane and include a track and hardstanding for parking and turning. A deer-proof fence will be installed around the perimeter of the field, and hedges and trees planted as perennial crops, shelter from winds and sun, visual screening and wildlife habitat.

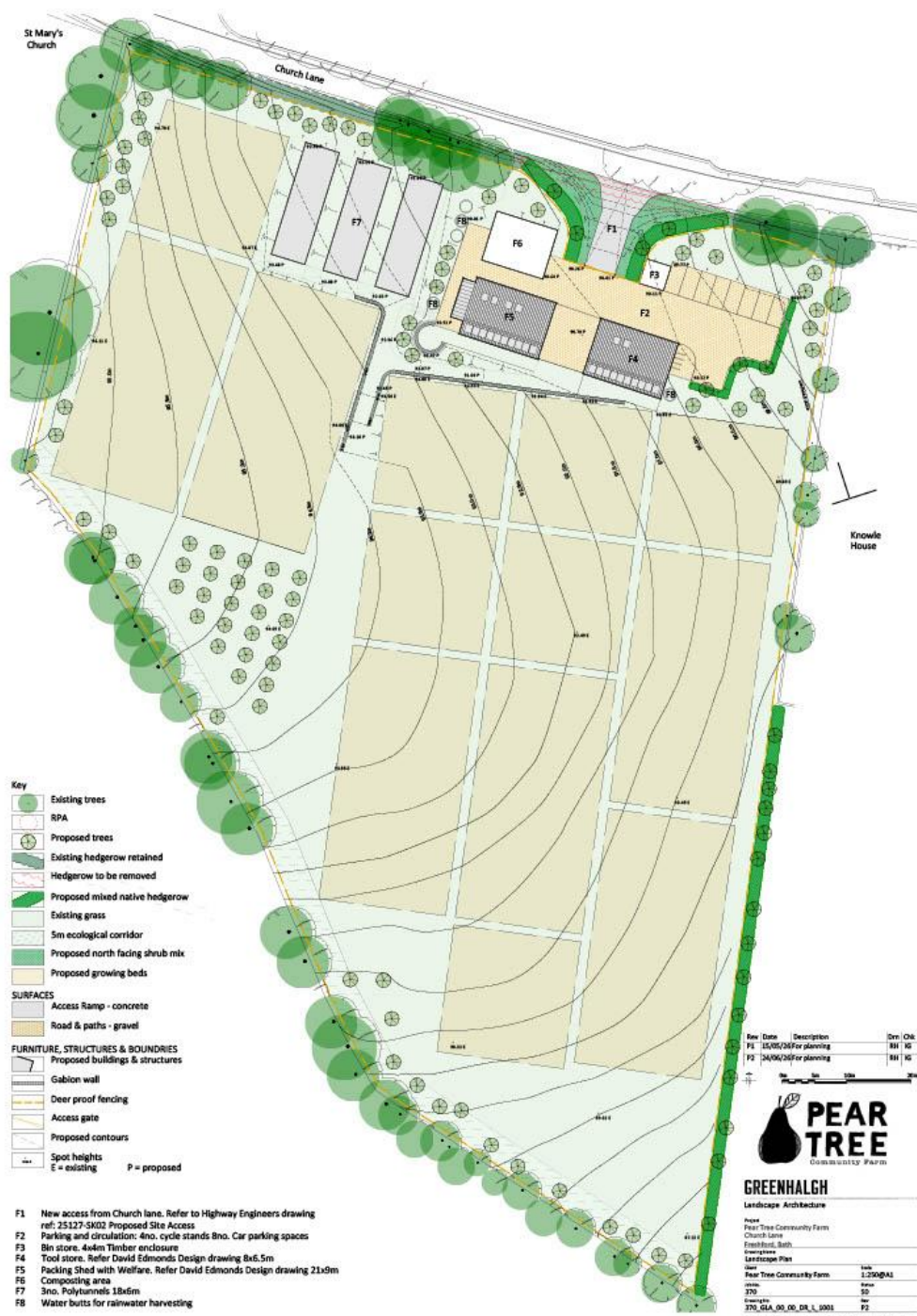


A visual example of a market garden with growing beds and three polytunnels

Efficiency is king on small farms. Every step adds cost so a well-planned layout, with the right orientation and size of beds and polytunnels, easy access to tools, post-harvest infrastructure, compost, woodchip and water can mean the difference between success and failure.

Our design challenge is to find a solution that works not just for the farm, but also for our neighbours, the community, statutory bodies and nature. Valid community concerns regarding the visual impact of the farm, particularly the polytunnels and the new field access form a key part of the design and ongoing consultation process. We aim to:

- Reduce visual impact on our neighbours as much as possible, particularly Knowle House, Grade II* St Mary the Virgin church, Aroona and nearby Church Lane residents through the sensitive placement of polytunnels and infrastructure and strategic landscaping with trees and hedges
- Respect our special environment, guided by the Cotswolds National Landscape, Green Belt and Wiltshire Planning
- Have a positive biodiversity impact despite ground works and hedge removal necessary to create a splay for the new field entrance from Church Lane
- Deliver a cost-effective, visually attractive, well-functioning, future-proof farm layout



The farm layout balances the needs of a functioning farm with topographical limitations. The plan starts with understanding the requirements of the access splay, sight lines from the church, neighbouring houses and key viewpoints in the valley environment.

4.3. Infrastructure

We have identified the following essential infrastructure and design requirements:

- Polytunnels (5.49m wide x 18.3m long x 2.59m high) x 3
Positioned to maximise winter sun exposure and sheltered from prevailing winds
- Packing shed with internal cold storage unit and external veranda (6m x 12m)
Designed to ensure an efficient flow of post-harvest vegetable cleaning, sorting, weighing and packing
- Welfare room with kitchenette, accessible toilet, office, tool shed (6m x 12m)
 - Tool Shed large enough to accommodate BCS hand-held tractor with attachments and enough tools for volunteer and school/pre-school sessions.
 - Welfare room and office insulated
 - Accessible toilet with advanced Nat Sol compost toilet system
- Hardstanding and parking allowance for 8 cars (2 x staff + 6 volunteers with mobility restrictions) and vans to turn safely.
- No-dig market garden blocks (20m x 20m) x 4/5, each comprising 1.2m wide x 20m long growing beds, separated by 40cm woodchip paths
In best growing aspect
- Minimum-tillage field blocks (20m x 40m) x 7
Positioned away from tree and hedge root lines
- Dedicated children's garden (10m x 20m)
For school and pre-school children to work, learn and play in
- Compost and woodchip area (8m x 10m)
Near hardstanding for easy delivery
- Deer proof fencing and gates (1.8m high)
Double gate at main entrance, 1m wide gate at permissive footpath
Potential to use double fence / electric fencing along Church boundary wall to reduce visual impact.
- Water storage tanks on all buildings
If possible, include an additional location for a water attenuation tank or pond
- Irrigation standpipes at all growing blocks and in all polytunnels

For further details, see [Appendix - Infrastructure and Justifications](#)

4.4. Planning permission

Planning permission will be required for the new field entrance, farm buildings, polytunnels and hard standing. Our proposed site lies within the Wiltshire Council planning area.

We have instructed Chris Beaver, of [Planning Sphere](#) to assist with the planning process. Chris has extensive local experience of successful planning applications with B&NES and Wiltshire Councils. Costs and professional fees for planning are included in our financial model.

A new field entrance from Church Lane will be required, as the existing field access only serves the eastern end of the field which was not for sale. As Church Lane is a narrow road, with a 20mph speed restriction and limited passing places, we have commissioned a speed survey and traffic count to inform a safe design. The survey was coordinated by Highways Consultant, [Miles White Transport Advice](#), who has designed the new entrance to allow for safe vehicle entry and exit and follows Highways guidelines. This will involve removing 33m of the existing hedgerow to ensure visibility. The entrance splay will be replanted with 40m of native hedging and trees.

A full topographical survey was carried out in December 2025. Ian Greenhalgh from [Greenhalgh Landscape Architecture](#), is an experienced local landscape architect and is leading the visual assessments and design process.

We are liaising with local residents on Church Lane and St Mary's Church community who have expressed some concerns over additional traffic, the partial loss of hedgerow and the visual impact of the farm.

A pre-planning application was submitted in February 2026 and the response from Wiltshire Council has informed amendments to our plans.

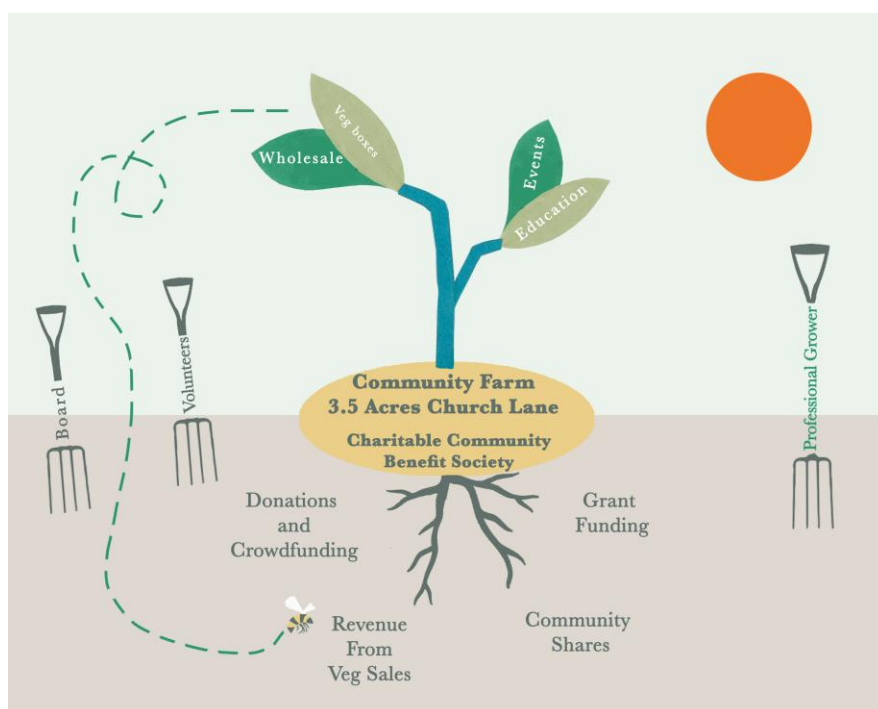
Local precedents with planning permission for market gardens include Middle Ground Growers in Weston, Bath. Both B&NES and Wiltshire Council have declared Nature and Climate Emergencies and have recently reiterated their commitment to local food systems at Wiltshire Council's *Climate Summit* which we attended in June 2025, and B&NES *Food Strategy Workshop* we were invited to participate at in May 2025. Both local councils view community-centred, agroecological market gardens such as ours as a way to deliver on their climate, nature and health goals. This is supported by the government's newly launched Farming Roadmap.

B&NES 2011-2025 Core Strategy & Place Making Plan, Agricultural Development Policy Aims: Support development that enhances local food production and enables the processing, storage and distribution of local food.

Wiltshire Council is responding through its Wiltshire Green and Blue Infrastructure Strategy, which establishes shared goals and aspirations for climate, biodiversity, health and wellbeing:

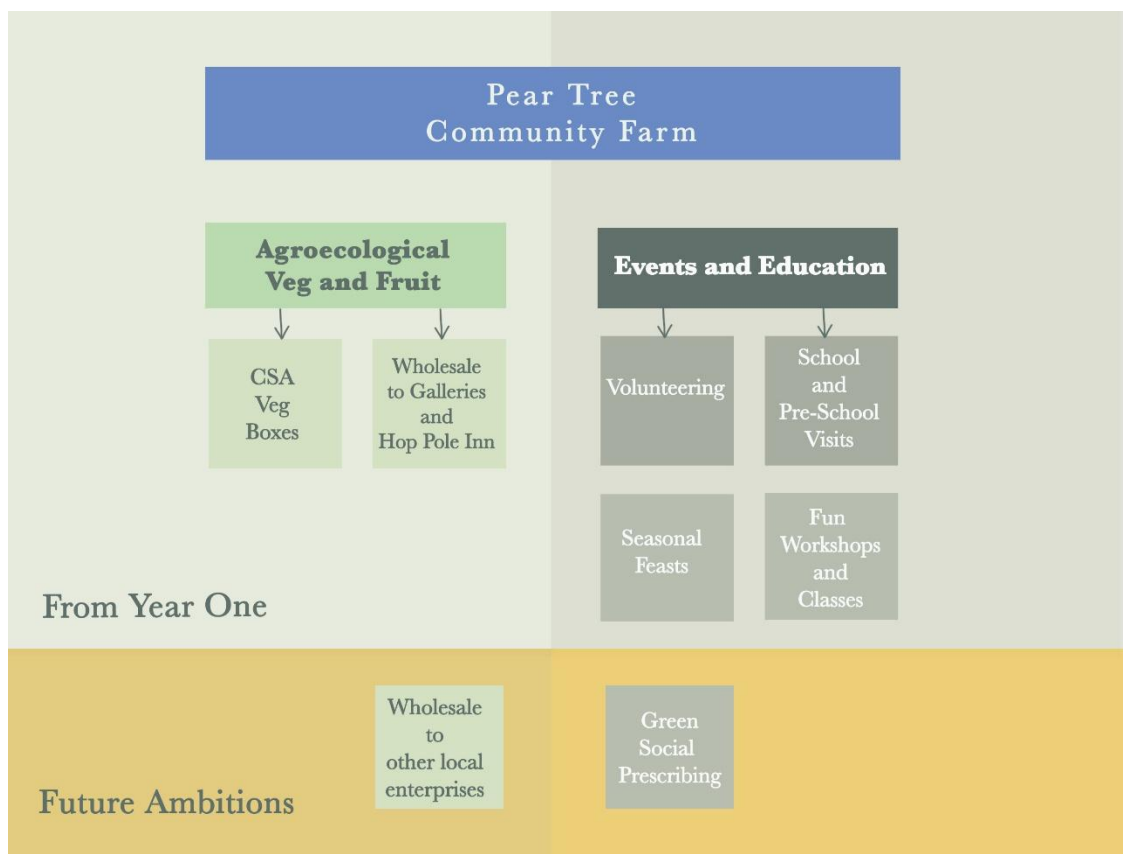
- Work with Wiltshire communities and farmers to reduce emissions
- Encourage and support landowners and farmers in improving soil health, water quality, habitat creation and regenerative practices
- Work with parish councils to support sustainable, local food growing and buying

5. What is our business model?



5.1. Products and services

The farm will deliver two main products; veg boxes and wholesale vegetables, as well as two main services; community education and volunteering opportunities.



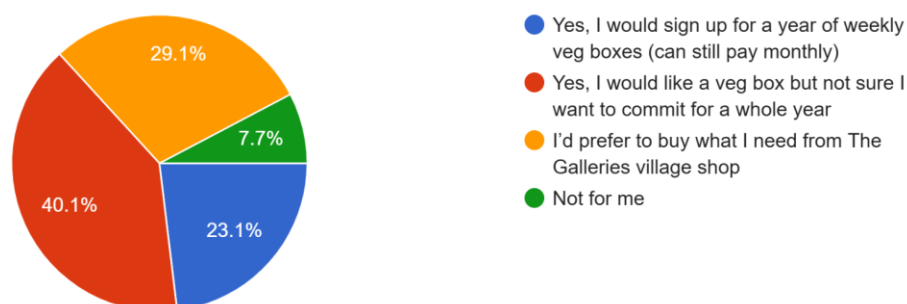
Selling vegetables and fruit grown on the farm is the core of our business model. In year one we will aim to sell our produce through the following routes:

- 75% veg box subscriptions
- 15% through local wholesale networks and community shops
- 10% local hospitality buyers

Local demand for veg boxes has been evidenced through our community survey:

4. Would you sign up for a weekly veg box? It would help the farm to share the risks of growing and plan ahead if supporters committed to purchase a full...eople) £14 - £18, large (3-4 people) £22 - £28

182 responses



Veg boxes

We will aim to sell 20 veg boxes per week in year one, rising to 80 per week by year six. Led by our Community Supported Agriculture (CSA) operating model (see [2.1 CSA](#)) we will ensure that veg box subscribers understand that they are investing in and supporting the start-up of their community farm and that we will not be able to match the offerings of commercial veg boxes such as Riverford or Able & Cole in terms of personalisation and choice, but we will be able to beat them on freshness, food miles and community engagement.

The farm will focus on delivering delicious, nutritious, organic veg boxes all year round, rather than trying to deliver too many options. Through our crop plans we will be able to share in advance what items can be expected in the boxes throughout the year. A weekly harvest report will explain any harvest failures, and recipe suggestions will be provided to accompany any harvest gluts.

Analysis from the CSA Network shows that the most successful CSAs focus only on what they can do well, rather than trying to offer too much. Adding in more variety (including other food items like milk and eggs) can make CSAs more profitable, however, we want the farm to grow alongside The Galleries community shop and will not compete with this sister community business by selling non-farm produce. We will therefore focus solely on fruit, vegetables and potentially herbs, flowers and other items grown on site.

We will provide:

- Weekly, seasonal, super fresh, organic veg boxes, 52 weeks a year
- Two sizes; small and large

Our home grown veg, fruit and herbs will be supplemented by bought-in veg from approved organic wholesalers, prioritising UK over European veg, in order to:

- cover the UK's seasonal hungry gap (March-May)
- supply staple field-scale crops like potatoes/onions/carrots
- ensure sufficient diversity of produce in the boxes

Terms and conditions for box subscriptions are proposed to be:

- Pay annually in advance (we will initially prioritise full year subscribers)
- Or pay monthly in advance (with three months' notice to cancel a subscription)
- No option to pause delivery (but you can donate your box to a friend or neighbour)

Once up and running we will consider the best method to ensure equitable access to our produce, particularly for those local residents who are unable to pay. This might be in the form of solidarity pricing or sponsored veg boxes (see [Costs & Pricing strategy](#)).

Veg box delivery

Research by the CSA Network highlights how important it is to get people onto the farm to pick up their veg boxes; it builds loyalty, lets people see how the farm is working and brings them closer to the product. The next best is to offer collection from manned hubs which are closer to customers' homes and accessible by car, but which still allow them to ask questions and have a chat about the produce. Times like school pick-up are perfect for this.

As neighbours are concerned about increased traffic to the farm, we will only encourage pick-up from the farm on foot or by bicycle. We hope to be able to offer weekly collection from a number of accessible village hubs such as The Galleries community shop (hopefully also directing more business to The Galleries), Freshford School and the Hop Pole Inn. Neighbours will be encouraged to share pick-ups to minimise traffic.

Once we reach sufficient scale we will also look to invest in an electric cargo bike or van to offer a home delivery service to customers in Limpley Stoke, Freshford and surrounding villages. We are keen to avoid exacerbating local traffic and will consult with the community and relevant stakeholders to analyse and stress-test collection and delivery options.

Wholesale veg

According to our survey 53 households (representing c. 133 local residents) would like to buy our veg from The Galleries community shop. The community wants healthy, super-fresh, super-local, delicious, seasonal, organic vegetables and fruit, *but* they want to pick and choose what they want, when they want it, rather than receiving a weekly box.

It is a fundamental principle for the farm that we do not compete with the Galleries shop but rather complement it by increasing footfall and helping to improve its offering. We believe that with careful planning and good collaboration the two community businesses can strengthen and support each other. Further work remains to be done on exactly what this might look like, but initial considerations are as follows:

- The Galleries are very supportive of the community farm project and would like to stock our produce.
- The farm will need to buy-in some additional wholesale organic UK/European veg to top-up their veg boxes
- The Galleries need to achieve minimum order quantities to allow for multi-week deliveries to ensure freshness
- By combining our purchasing power, the Galleries and farm should be able to achieve better economies of scale and reduced admin for their wholesale purchasing
- In season, the farm will be able to provide super-local organic veg to The Galleries as required, increasing the offer to local shoppers

During the farm's initial trading years, sales of wholesale veg will likely be limited:

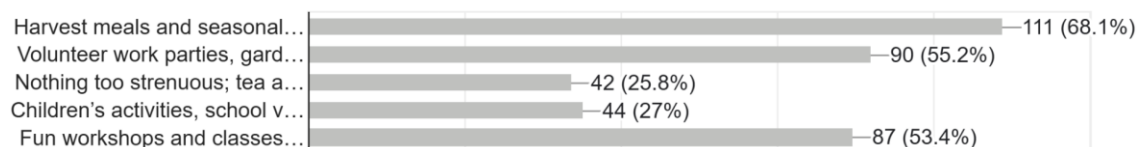
- The Hop Pole Inn is very supportive and would like to put our veg on their menus
- Iford Estate (who also own The Inn at Freshford) have said that their purchasing will depend on quality and what their chefs want
- Hospitality should provide a useful seasonal custom, with restaurants busier during the summer, when harvests are plentiful but many veg box customers will be on holiday
- Other CSAs have found that salads are a key offering which can be grown year-round, are profitable for the farm and an easy menu offering for restaurants

Community education and events

Results from our community survey (and attendance of events we have already held) suggest a strong desire for events such as seasonal feasts, fun workshops and classes and opportunities for volunteering.

5. What community events would you like to join in on? (choose all that apply)

163 responses





Sell-out long table mid-Winter feast January 2025. Over 100 members of our local community came to eat together and hear about our vision for the farm.

We will develop a calendar of engaging educational workshops and farm events which will be open to all members of the farm community. Some will be free (at cost to the farm), some partially or fully funded, and others ticketed.

The programme will be co-designed by the farm management team, grower, volunteers (see [operating model](#)) and Freshford School and Pre-school, and will be informed by what the community wants and the funding available. All events will support our charitable goals (see [2.1. Our vision and objectives](#)).

In year one, community events and education will focus on building awareness of and engagement in the community farm, in the form of volunteering, seasonal feasts and incorporating the farm into the school and pre-school curriculums.

Over time we will extend our offering to include Open Farm days, social green prescribing and a wider educational programme, both on-farm and in partnership with our neighbouring community assets; Freshford School community kitchen, village halls, churches and pubs.

Potential funding available for delivery of community events and education;

- *Sustainable Farming Incentive* (SFI ED1) offers £363 per 2-hour educational visit (ages 4-18)
- *Farming in Protected Landscapes* (FIPL) funding can provide 100% funding for on-farm classrooms for charitable organisations
- *Green Social Prescribing* (GSP) is a national NHS-backed programme which connects patients with nature-based activities to improve their mental and physical health. Places such as community farms can access valuable, long-term contracts and patients can receive better value care in their community.

Children and our local schools

Community farms provide unique and inspiring settings for children to learn and this is reflected in the *Department for Education's* November 2025 announcements for core enrichment entitlement for learning in nature and outdoors. Although the final curriculum will not be published until Spring 2027, it is expected to focus on developing practical life skills and ensuring all children learn about climate and nature.

The community farm can provide a space for this learning. Just a walk away from the school and pre-school, children will be able to experience age-appropriate hands-on activities, focusing on practical life skills such as growing, cooking and eating healthy food. They will gain more awareness of their surroundings and wildlife habitats, showing them the connection between nature, climate and food. There will be no costs to the schools or pre-school, and no need for bus hire - a huge barrier preventing most UK schools from regularly accessing this kind of setting.

A dedicated children's area will allow the schools to run their own growing experiments, whilst still enabling them to explore and be inspired by the wider farm setting.

Benefits for children at the community farm:

- An inspiring outdoor place for learning about nature, biodiversity and climate
- Real-world understanding of where their food comes from
- The chance to connect with nature and get their hands dirty
- Life skills including growing food, cooking and understanding of health and nutrition
- Opportunities for intergenerational learning

Outside of visits made during school or pre-school hours, there will be opportunities for kids to take part in Open Farm days, family volunteering and community events.

See [Appendix - children and schools](#) for further details.

Volunteering opportunities

The farm will also provide many and varied opportunities for community volunteering; read more below under [5.2 Operating model](#).

5.2. Operating model

Much of the detail of our operating model is necessarily uncertain until we have appointed a grower, and they have had a chance to get to know the land and understand how best to manage it. Our financial forecasts (see [5.3 Financials](#)) are therefore currently best estimates, based on data from other CSAs and advice from growers we have consulted, and are likely to change as the project advances.

Key assumptions of our operating model

- 2 acres (0.8 hectares) of growing space (smaller no-dig beds, larger min-till beds and 3 polytunnels)
- 3.5 acres total area (allows for buildings, paths, tracks, margins etc)
- 20 weekly veg boxes in year 1, rising to 80 boxes in year 6
- In year 1: 75% of sales from veg boxes, 25% from wholesale
- In year 6: 55% of sales from veg boxes, 45% from wholesale
- Production ramping up from 24 productive weeks per year initially
- Wholesale used to balance over/under supply, either purchasing from UK organic growers to fill non-productive weeks, or selling to local businesses in high seasons
- 1 full-time grower employed from the outset, joined by a part-time apprentice in year 3
- 1 part-time administrator employed from year 2
- Salaries to be at or above the National Living Wage, ideally £15/hr plus for Head Grower

The CSA Network recommends aiming for a cost structure based on the following percentages of total income:

- direct costs (inputs) 20%
- staff costs (growers) 40%
- overheads 20%
- profit to cover maintenance and reinvestment 20% (no profits will be distributed)

A professional grower, supported by volunteers

We have planned the farm's operating model and start-up fundraising target to include the hire of a committed, fairly paid, professional full-time grower from the outset. The grower will have skills in crop planning, growing, harvesting and running a market garden. Following a tight system of spreadsheet-based plans they can ensure a diverse offering throughout the year, whilst managing margins and supply and demand. Their responsibilities will include:

- Crop planning
- Bed rotation, cover cropping and creation
- Composting and woodchip calendar
- Seed ordering, seed growing and plug plant ordering
- Harvesting calendar and veg box planning
- Managing finances with overview from Board

- Managing tools, irrigation
- Responding to customer emails
- Weekly management meeting with Board
- Update communications lead monthly
- Working with volunteer co-ordinator to assign tasks to volunteers
- Assign jobs to apprentice grower to ensure holiday/sickness cover

The professional grower will be supported by the farm's board, allowing them to focus on the growing and efficient running of the farm, and therefore offering an attractive proposition for recruitment and retention. Paying for a really experienced and effective grower is key to achieving a sustainable business model where the revenue from vegetable sales covers the day to day running costs of the farm.

We have also built into the financial model the possibility of employing a part-time administrator from year 2, to support the grower with marketing and administration. In year 3 we aim to hire a part-time apprentice grower who will assist the head grower and build skills for future succession.

Volunteers

Volunteers will form a vital role in the setting up and running of the farm. Using volunteers is a great way of encouraging community involvement and sharing skills, and is also essential to the business model in keeping labour costs down. As a Charitable Community Benefit Society, we will not be able to pay our volunteers either in monetary terms or via free or discounted veg boxes.

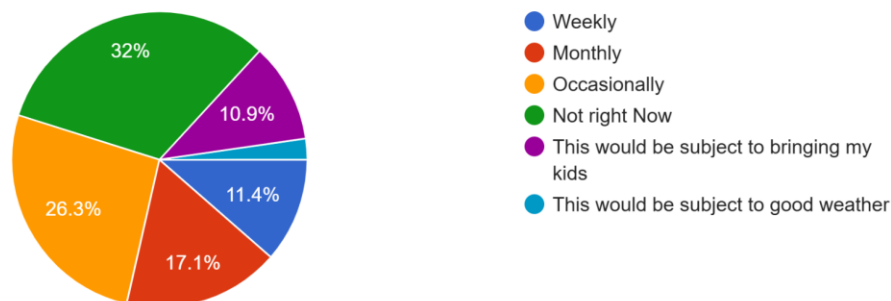
Alongside growing and harvesting vegetables, we will welcome volunteers who are willing to help run the CSA in areas such as order processing, veg-packing, ordering and book-keeping. Volunteers will be managed by the grower with the support and direction of the Management Committee.

There exists a strong and active volunteer community in Freshford and Limpley Stoke, and we hope to learn from our local community shop (The Galleries) and community pub (The Hop Pole Inn) in how to effectively use volunteers. We are very conscious that we will need to manage our use of volunteers carefully to avoid overwhelming the community's capacity or causing volunteer fatigue. Promisingly, our survey results show that 20 residents would like to volunteer weekly on the farm; many members in the community feel they have horticulture skills to share and enjoy gardening work.

- 69 households would like to volunteer with growing and harvesting
- 44 households would like to volunteer packing veg
- 35 households would like to volunteer building and DIY
- 18 households would like to volunteer with events and fundraising

6. Volunteering – time (choose all that apply) We'd like the farm to be a fun and friendly place to be out on the land together. Would you be interested in...? If yes, how often (based on a 2-hour session)?

175 responses



We will strive to give all our volunteers a welcoming, well-organised and enjoyable experience of working at the farm experience, hoping to foster long-term relationships in our community. There is much research to show that working outside in nature on a community farm can hugely benefit volunteer by:

- Improving physical health, mental health and well-being for all abilities
- Imparting new knowledge and skills
- Reducing social isolation
- Feeling part of a farm community

Additional analysis of similar community focused market gardens such as *The Community Farm*, *Bath City Farm* and *Middle Ground Growers* informs our strategy:

Short Term – Year 1 and 2

- A Volunteer Co-ordinator will be sought to manage and support volunteers. This will be an unpaid role. Volunteers with relevant experience will be identified during the start-up phase to help with the non-growing aspects such as planning and design, admin, finances, marketing and fundraising.
- As plans progress volunteer working parties will help with the setting up of the farm; tasks such as fencing, making beds, erecting polytunnels, irrigation and buildings.
- Once a grower has been appointed the Volunteer Coordinator will work with them to plan and distribute tasks, aiming to provide a variety so that different abilities can be catered for. Tasks may include things like seed sowing, planting, weeding, watering and harvesting. Support will be given to enable volunteers to develop new skills and share their knowledge. Initially sessions will run 1 or 2 mornings a week with refreshments provided.

Longer Term Goals – Year 3-5

- A longer-term goal is for the Volunteer co-ordinator role to become paid, funded by grant aid. The number of volunteer sessions per week can be increased as needs and numbers of volunteers dictate.
- It is also hoped that the farm can be opened to other groups of users with supported volunteering options with help from Avon and Wiltshire Mental Health Partnership and social prescribing, which would also bring in an additional revenue stream.

- Placements for the *Roots to Work* scheme is another option where long term unemployed people with mental health issues or learning disabilities can gain skills and confidence for employment.
- Apprenticeships will be evaluated as a way to build skills, providing local employment and training on to the next generation of growers.

The Plunkett Foundation states *'Volunteering provides meaningful opportunities to meet, interact and feel connected to their community and is equally as important for younger and older people – whether it is that opportunity to remain physically and mentally active, or an opportunity to overcome anxiety and develop confidence and life skills.'*

Competitive analysis

Current sources of organic vegetables and fruit for residents of Freshford, Limpley Stoke and the surrounding villages are:

1. Farm shops; *Grown Green* (Kate Collyns) grows organically for Hartley Farm. They also sell other local but not organic vegetables and fruit. *Flourish* offer a primarily non-organic range, and not many are locally sourced
2. Supermarkets; have a limited organic range, with very broad sourcing, often from abroad and with variable quality & freshness
3. Bath Farmers' Market; the Saturday morning market sells organic produce from local farms including *Middle Ground Growers* and *Cam Valley Growers*
4. Nationwide organic veg boxes; *Riverford*, *Abel & Cole*; 100% organic, but not locally sourced and not always very fresh. We understand that c.35 households currently buy weekly veg boxes from *Riverford*, with an additional unknown number of households being delivered to by *Abel & Cole*
5. Local organic veg boxes; *Middle Ground Growers* (Weston, Bath) and *The Community Farm* (Chew Magna) supply a few boxes locally

Our veg will be 100% organic, 80% grown by us (an estimated 20% bought in to cover the hungry gap and to provide a wider range), be super-fresh and have zero food miles.

Our community survey showed that 89% (165 households) wanted to buy produce from the community farm; 115 households supported the idea of buying through the box scheme and a further 54 households wanted to buy from the Galleries.

Discussions with the management of our local hospitality businesses, The Galleries Café, The Hop Pole Inn, The Inn at Freshford and Iford Manor have shown strong support for buying produce from the community farm and highlighting the local sourcing on their menus.

Costs and Pricing Strategy

Research of our competitors showed the following price comparisons (as of Dec-25):

Type of box	Company	Small Box	Medium Box	Large Box
Fruit & Veg	Abel & Cole	£18.75	£25.25	£31.80
	Riverford	£17.95	£22.95	£28.95
	Community Farm	£21.95	-	£29.50
	Leigh court farm	£17.00	£22.25	-
All British	Abel & Cole 7 varieties	£17.95	-	-
	Riverford 8 varieties	£18.55	-	-
	Community Farm 9 varieties	£15.25	-	£22.95
Veg only	Abel & Cole	£17.75	£21.95	£31.25
	Riverford	£15.75	£18.95	£25.75
	Community Farm	£15.25	-	£22.95
	Middle Ground Growers	£13.75	£17.50	£22.75
	Leigh court farm	£16.65	-	£27.90
Delivery	Abel & Cole	£3.50		
	Riverford	Free delivery		
	Community Farm	Free delivery		
	Middle Ground Growers	Free delivery or pickup		
	Leigh court farm	Free delivery or pickup		

We will update this research closer to when we have our first produce ready to sell, but currently our financials are based on charging £16 for a small and £26 for a large box.

In line with the model of Community Supported Agriculture, we will ask any customers who are able to commit to a full year's subscription and pay either annually or monthly in advance. 3 months' notice will be required to cancel a subscription. Boxes cannot be paused for holidays but can be gifted to neighbours or donated while you are away.

Once up and running we will seek to arrange a scheme to offer discounted boxes for subscribers on low incomes, hopefully sponsored by grants from local organisations. It is a key principle for the farm that we do everything we can to ensure accessibility so that all the community can access its produce and events.

5.3. Financial Forecasts

Profit & Loss (1 of 2)

KPIs	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Veg boxes sold per week	20	40	50	60	70	80	80	80	80	80
Employee FTE	1.0	1.4	2.0	2.4	2.4	2.6	2.6	2.6	2.6	2.6
Gross margin %	-58%	11%	17%	19%	27%	32%	32%	32%	31%	31%
EBITDA %	-83%	-23%	-8%	-3%	8%	10%	10%	9%	9%	8%

	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
STATEMENT OF FINANCIAL ACTIVITIES	£	£	£	£	£	£	£	£	£	£
Income										
Veg sales (own)	9,600	21,216	29,131	38,203	48,493	56,529	57,660	58,813	59,989	61,189
Veg sales (bought in)	11,200	21,216	24,970	28,016	30,308	35,331	36,037	36,758	37,493	38,243
Other (flowers/herbs/seeds)	2,773	9,792	19,673	24,080	28,655	33,403	34,072	34,753	35,448	36,157
Wholesale	4,160	13,056	24,591	30,100	35,819	41,754	42,589	43,441	44,310	45,196
Total income	27,733	65,280	98,365	120,399	143,275	167,017	170,358	173,765	177,240	180,785
Cost of sales										
Growing inputs	3,968	10,135	16,147	19,400	22,593	26,337	26,864	27,401	27,949	28,508
Cost of bought in veg	7,840	14,851	17,479	19,611	21,216	24,731	25,226	25,731	26,245	26,770
Staff costs (growers)	32,136	33,100	47,730	58,526	60,282	62,091	63,953	65,872	68,015	70,355
Total cost of sales	43,944	58,086	81,356	97,538	104,091	113,159	116,044	119,004	122,210	125,633
	158%	89%	83%	81%	73%	68%	68%	68%	69%	69%
Gross margin	(16,211)	7,194	17,009	22,861	39,183	53,858	54,314	54,761	55,030	55,152
	-58%	11%	17%	19%	27%	32%	32%	32%	31%	31%

Profit & Loss (2 of 2)

	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Overheads										
Staff costs (admin)	-	11,475	11,819	12,174	12,539	19,372	19,953	20,552	21,215	21,935
Other overheads	6,777	10,689	12,608	14,132	15,711	17,349	17,770	18,200	18,642	19,095
Total Overheads	6,777	22,164	24,427	26,305	28,250	36,722	37,723	38,753	39,857	41,030
	24%	34%	25%	22%	20%	22%	22%	22%	22%	23%
EBITDA	(22,987)	(14,970)	(7,418)	(3,444)	10,933	17,136	16,591	16,008	15,173	14,121
	-83%	-23%	-8%	-3%	8%	10%	10%	9%	9%	8%
Exceptional income										
Donations & Gift Aid	243,750	-	-	-	-	-	-	-	-	-
Grants	200,000	-	-	-	-	-	-	-	-	-
Total exceptional income	443,750	-	-	-	-	-	-	-	-	-
Depreciation	3,500	15,724	15,724	15,724	15,724	11,974	11,974	10,545	7,667	7,667
Net surplus/(deficit)	417,263	(30,694)	(23,142)	(19,168)	(4,790)	5,162	4,617	5,463	7,506	6,455
						3%	3%	3%	4%	4%

Balance Sheet summary & Cashflow

	Y1 £	Y2 £	Y3 £	Y4 £	Y5 £	Y6 £	Y7 £	Y8 £	Y9 £	Y10 £
BALANCE SHEET SUMMARY										
Retained earnings	417,263	386,569	363,427	344,259	339,469	344,631	349,248	354,711	362,217	368,672
Share capital	10,000	10,400	10,800	11,200	11,400	11,600	11,800	12,000	12,200	12,400
Total reserves c/fwd	427,263	396,969	374,227	355,459	350,869	356,231	361,048	366,711	374,417	381,072

	Y1 £	Y2 £	Y3 £	Y4 £	Y5 £	Y6 £	Y7 £	Y8 £	Y9 £	Y10 £
STATEMENT OF CASHFLOWS										
Operating activities	(22,987)	(14,970)	(7,418)	(3,444)	10,933	17,136	16,591	16,008	15,173	14,121
Donation, Gift Aid & Grant income	443,750	-	-	-	-	-	-	-	-	-
Net cashflow from operating activities	420,763	(14,970)	(7,418)	(3,444)	10,933	17,136	16,591	16,008	15,173	14,121
Purchase of assets	(332,150)	-	-	-	-	-	-	-	-	-
Net cashflow from investing activities	(332,150)	-	-	-	-	-	-	-	-	-
Proceeds from issue of shares	10,000	400	400	400	200	200	200	200	200	200
Net cashflow from financing activities	10,000	400	400	400	200	200	200	200	200	200
Net movement in cash	98,613	(14,570)	(7,018)	(3,044)	11,133	17,336	16,791	16,208	15,373	14,321
Cash at beginning of period	-	98,613	84,043	77,025	73,980	85,114	102,450	119,241	135,449	150,822
Cash at end of period	98,613	84,043	77,025	73,980	85,114	102,450	119,241	135,449	150,822	165,143

CAPEX and Working Capital required
Land

Land purchase	180,000
Planning and legal costs	21,500
	<u>201,500</u>

Infrastructure

Packing shed (6m x 12m)	20,000
Welfare room, office, loo	10,000
Cold storage	5,000
<u>Hardstanding</u> (300m2) @ £15m2	4,500
Track (50m2)	1,500
1.8m deer & rabbit fencing	9,000
Electricity installation	10,000
	<u>60,000</u>

Growing

Compost and cardboard	3,500
BCS 740 2-wheel tractor	3,600
BCS rotavator/rotary plough	1,200
BCS power harrow	2,300
BCS flail mower	2,000
BCS trailer	1,050
Hand tools and sundries	10,000
Polytunnels - 3 x 6m x 18m	12,000
<u>Propagation equipt</u>	3,000
Crop & ground covers	7,000
Irrigation system	10,000
<u>Handtools & sundries</u>	15,000
	<u>70,650</u>

Cash for working capital

117,850
Total fundraising target

450,000

5.4. Funding Plan

The Farm aims to raise £450,000 to fund the project start-up, through a combination of community shares, donations and grant funding.

Where possible, our aim is not to incur debt through any loans. Market gardening is not a profitable business; margins are very low and therefore paying interest and repaying debt does not make sense.

We have talked with other established community farm groups who have successfully raised capital through community shares, grants and crowd funding, including:

- Weston Spring Farm near Bath began in 2020 and raised £95k through crowd funding
- Canalside Community Food, Leamington Spa raised £94k in community shares in 2018
- Kindling Farm raised £940k in 2021(700 members)
- Fordhall Farm raised £800k including £400k from community shares in 6 months (8,000 shareholders). They describe themselves as 1 farm, 8,000 landlords.

Total start-up funding required:		Total £
Land purchase, planning & legal costs		200,000
Infrastructure set up and operating working capital		250,000
		450,000

Aim to fund through:		number	value £	Total £
Community shares		250	40	10,000
Donations/ Crowdfunding	Major	5	25,000	125,000
	Large	10	3,000	30,000
	Medium	20	500	10,000
	Small	300	100	30,000
	Gift aid		25%	48,750
				243,750
Grants, Trusts, Foundations				200,000
Total to raise:				453,750

Community shares

Community shares are a fundamental aspect of the farm project, ensuring democratic ownership by conferring one vote per member; the minimum investment will be 40 x £1 shares and all shareholders will have equal voting rights, irrespective of how many shares they hold. We hope at least 250 people will purchase £40 of shares, raising £10,000 of share capital at start-up.

Donations

The recent example of The Hop Pole Inn, Limpley Stoke, shows how successful our community can be in raising funds; two rounds of community shares raised over £916k from 800 shareholders, which enabled a further £341,000 to be raised from grants and charitable trusts.

Unlike the Hop Pole, however, the farm has been granted charitable status for tax purposes by HMRC (pubs cannot be granted this status) and will be able to reclaim Gift Aid on donations.

We will therefore look to raise the majority of our community funding through donations rather than shares. We aim to raise as much as £240k through a combination of sizes of donation, plus gift aid, as illustrated above. We hope to attract a few ‘angel investors’ who will pledge large donations which we can use to offer match-funding opportunities and who will build confidence in the project for the community, planning and grant funders.

To achieve our community fundraising, we will need to present a vision and a sustainable business plan that is enthusiastically supported by a large number of households in our local area. We plan to hold a series of open consultation meetings across Freshford, Limpley Stoke, Westwood and Hinton Charterhouse, before finalising our business plan and circulating a community investment prospectus once we have secured planning permission for the land.

Success with community fundraising will greatly enhance the outcome from the various grants funders and charitable trusts we can approach for support, which often limit their support to match funding what we have been able to generate through the community.

Grant funding

Our charitable objectives focusing on delivering health, nature, climate and education and well-being in our community mean that there are significant pots of money available from grant funds and charitable trusts that we aim to actively apply for. These will cover capital grants for items such as buildings, irrigation, fencing and community engagement and education events.

We have an active funding spreadsheet and calendar and have had meetings with Plunkett on our funding strategy. Janice Richards is leading our grant fundraising programme. We are linked into Bath 3SG, Plunkett, Quartet, B&NES and Wiltshire councils.

Our current challenge is to be able to access grants in advance of planning permission and in advance of owning the land. We will mitigate this through building relationships with funders and submitting expressions of interest where possible and we are reviewing if we need to seek an interim lease agreement.

We are grateful to Wiltshire Council’s area board grant for their award of £5,000, a FLiSCA grant of £4,000 towards our planning costs.

Local funding - E.g. FLiSCA, BWCE Community Fund, Wiltshire Area Board, Landfill Community Fund, Wessex Water Community and Environment Fund, The Clark Foundation, FIPL (Farming in Protected Landscapes)

National funding - E.g. The National Lottery, Big Give, NGS Community Garden Grant, Eddie Stobart, Aviva community fund, Bupa foundation, NFU, Woodland Trust, Royal Countryside Prosperity Fund, Garfield Weston, Sustainable Farming Incentives (SFI’s)

Trusts - focused on education, environment, health, rural economy, sustainable farming

5.5. Risk analysis

Farming in today's climate is a risky business. Climate change is driving increasingly extreme weather events including flooding, storms and periods of drought, which bring associated agricultural irrigation bans. We know these risks will continue to grow and threaten our global and local food supply. However, they also serve to illustrate the pressing need for a community farm to improve the climate resilience of our food supply.

Risk	Mitigation
Planning Consent not secured	The pre-app response states the plans as “potentially acceptable in principle however the development including creation of a new vehicular access would impact on the National Landscape and setting of a Grade II* listed building and these impacts weigh significantly against the acceptability in principle and social benefits which are identified and acknowledged”. Without planning permission for the new field entrance the project would have to cease. The agreement to buy the land has a successful planning application as a pre-condition for completion.
Community share issue and donations do not raise capital required for start-up	89% supporting the setting up of a community farm and 63% expressing willingness to buy community shares. We intend to build on this initial support with a dedicated fundraising drive, supported by a full investor/donor prospectus. Plunkett has awarded us 4 days of support from Dave Boyle (The Community Shares Company) who specialises in helping communities raise funds from share issues and crowdfunding. There is also the option to complete on the purchase of the land after the first fundraising round and take a phased approach to infrastructure whilst other funding sources are being pursued.
Grant funding is not forthcoming	We have a long funding list of potential grants and have designed our business model to attract the many grants that seek to support community well-being, health, climate resilience and biodiversity recovery. Our Charitable CBS status will help make our applications more attractive to funders. Reduced grant funding would primarily impact our community event and education programmes; if necessary, we would seek to fund these through direct community fund-raising in later years.
Employing the right person for the job	We will advertise the position of Head Grower through the CSA Network, Landworkers Alliance, Roots to Work and through our growing network of local market gardens. The management committee will set-up a selection committee, to include an experienced, professional grower to assist in the interview/selection process. We will seek evidence from previous employment as to the grower's experience and results and will want to ensure a good cultural fit. Ongoing support will be provided to the grower by the management committee alongside well organised volunteer support.
Veg Boxes under/over subscribed	42 households responded to our survey saying they would want a full year's subscription to our veg box. Under-subscription would be managed by sales to the local community businesses first, then to other local retail and

	hospitality businesses. Over-subscription would have to be managed on a first come, first served basis against the expected produce available, based on the land we have secured, and the plan agreed with the grower. A waiting list would be established for the next phase of increased production.
Harvest surpluses	Surpluses will be sold to local hospitality and retail outlets, to generate additional revenue. We are working with the Galleries shop to ensure we can complement, rather than compete with their business. The Hop Pole Inn have also confirmed their interest in purchasing fruit and veg from us on a seasonal basis.
Cashflow difficulties	Market gardening is a low-margin business and output will always be subject to risks around weather, pests and diseases. Our initial fundraising target includes £120,000 to cover working capital over the first 5 years of operations, the maximum period we expect the farm to take to break even. Positive cashflow will be supported by taking payment for veg boxes monthly in advance, or annually in advance where customers are able.
Poor harvests	We aim to partially mitigate against this risk by employing an experienced professional grower, however climate change and extreme weather events are likely to make this an ongoing risk. We will install adequate irrigation systems from the start to help protect against increasing periods of drought. Focusing on soil-health, cover cropping and high-intensity market gardening we can switch out failing crops fast, will have a diverse range of crops at one time and use integrated natural pest management practices to manage pests and diseases. A fundamental part of the Community Supported Agriculture (CSA) model that we are adopting is to increase business resilience by asking that veg box subscribers share the risk of poor harvests. The grower will provide detailed forecasts of yield expectations which will be used to manage subscriber/wholesale customer expectations. The seasonal 'hungry gap' and other periods of lower harvest will be covered by buying in supplementary organic produce from an approved UK supplier(s); this will also enable us to offer increased variety to our subscribers.
Volunteers - inability to secure the number/skills required to support the grower and cover the other activities	The Management Committee will put in place a suitable Volunteer Co-ordination role, and will aim to make the volunteering experience enjoyable and rewarding, such that enough of the local community want to be involved. Good planning will help ensure the right people are there when needed, and feel valued. We will take on board the learnings from the Hop Pole, where the volunteering process was superbly organised and led by Tim Tuckey. Fiona Firmin has joined our management committee, and brings with her considerable experience of working with and organising volunteers.

5.6. Metrics and evaluation

Our metrics are aimed at enabling clear evaluation for all our key stakeholders including management, members, workers, investors and funders. They will allow for efficient monitoring of our progress, impact and achievements over time and include where income is coming from, where spending is going and realisation of our stated objectives. We want to keep them SMART (specific, measurable, achievable, relevant and time-bound) and engaging.

Financial metrics:

- £margin earned to reinvest
- Revenue generated per kg of produce sold (£x/kg)
- Gross margin (net of grower's costs) of 40%
- % of revenue maintained for reserves

Health metrics:

- Yield of vegetables and fruits sold to the community

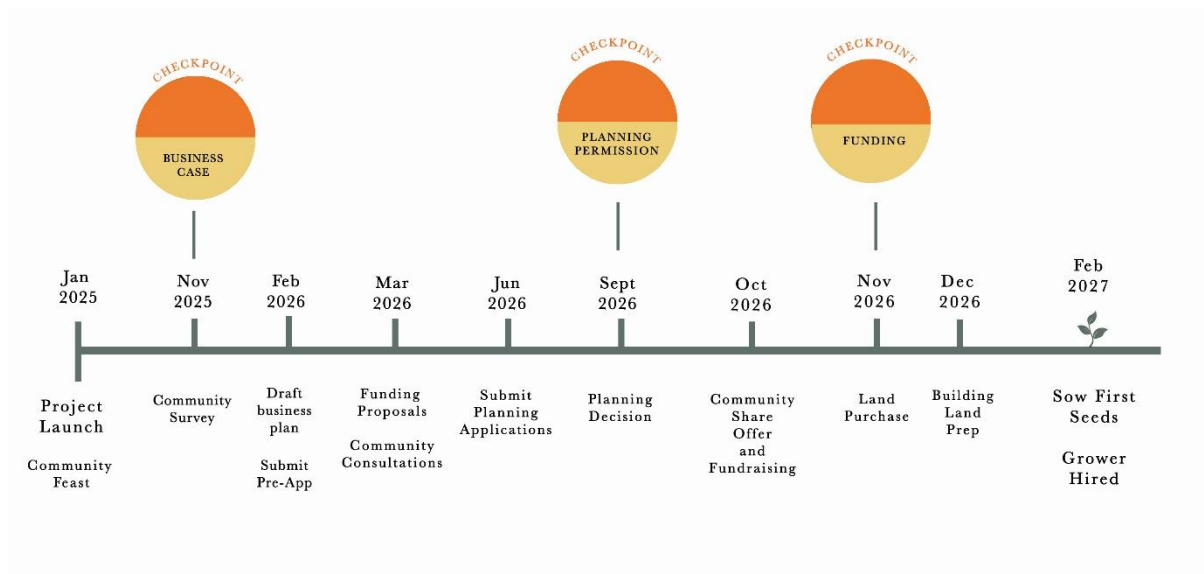
Nature metrics:

- Soil health (VESS / Earthworm counts / % Organic Matter (OM), NPK and pH)

Community metrics:

- Number of volunteer hours per year
- Number of attendees at community events per year
- Number of child visitors to farm per year
- Number of adult visitors to farm per year

5.7. Timeline



Timeline showing key project dates and checkpoints

Key project milestones

- ✓ Aug 2025 - Community Benefit Society registered
- ✓ Nov-Dec 2025 - Highways Automatic Traffic Counter and Assessment
- ✓ Dec 2025 - Measured topographical survey
- ✓ Jan 2026 – charitable status for tax purposes confirmed by HMRC
- ✓ Jan 2026 – Highways Design and Access study
- ✓ Jan 2026 – Visual Assessment Landscape Drawings
- ✓ February 2026 –Planning Pre-App submitted
- ✓ May 2026 – Partial Pre-App response received
- June/July 2026 – submit main Planning Permission (8-12 weeks response)

MILESTONE CHECKPOINT – Has planning permission been granted?

- September 2026 - launch fundraising campaign (see [5.8 Fundraising Plan](#))

MILESTONE CHECKPOINT - Do we have sufficient funds to purchase the land?

- Nov 2026 –purchase of land
- Dec 2026 – commence works (field entrance, infrastructure, fencing, hedge/tree planting)
- Winter 2026/27 – crop planning, land preparation
- **Feb 2027 - start growing!**

Schedule of works

Ground works (local contractors and volunteers)

- Field entrance and splay
- Services and drainage
- Track and hardstanding
- Irrigation pipes

Infrastructure (contractors and volunteers)

- Welfare and tool shed, packing shed
- Polytunnels
- Deer proof fencing and gates

Soil preparation and growing (management team, volunteers, grower)

Transitioning permanent pasture to an agroecological market garden requires a phased approach to manage grass suppression, soil health and address any regulatory requirements such as Farming Rules for Water and soil tests. In an ideal scenario the soil's fertility would be built up over a year before first planting using a combination of green manures and the addition of composts and mulches. We will not have this luxury and so will aim to build fertility in parallel with immediate growing in the starter beds and polytunnels.

Phase 1: Compliance and design

- Regulatory checks
- Start organic certification (standard conversion period is 2 years)
- Soil testing completed (see Appendix)
- Bed planning and layout
- *Sustainable Farming Incentive* (SFI), *Farming in Protective Landscapes* (FIPL) register and prepare applications

Phase 2: Grass suppression

- Plough, harrow, sow cover crops
- Tarps/membranes
- No-dig sheet mulching using cardboard and compost

Phase 3: Land preparation and continuous soil improvement

- Competitive crops to break up soil and suppress weeds (potatoes and squash)
- Green manures to increase fertility and organic matter
- Cover crops used in between all planting windows, following regenerative practices
- Compost, mulching, biological treatment to build soil health, hold water, reduce weeds

Phase 4: Irrigation & planting & meshing

- Drip irrigation and drenching versus spray and overhead watering
- Prepare irrigation infrastructure before planting, planning for worst case scenario
- On mains but utilising captured rainwater where possible.
- Protecting soil compaction whilst seed sowing and transplanting
- Using correct tools and keeping them clean
- Netting and mesh to be used only as required and removed and stored neatly

6. Appendices



6. Appendices

6.1. Appendix – statements of support

I support the new Freshford & Limpley Stoke Community Farm because it gives people the chance to come together, grow fresh food, and learn new skills while strengthening our sense of community. It's about more than farming – it's about creating a shared space where children can connect with nature, older residents can pass on knowledge, and everyone has access to affordable, sustainable produce. A project like this not only supports healthier lifestyles but also helps us build resilience as a community, keeping our local economy and environment thriving'.

Anna Sabine, MP Frome & East Somerset

At Freshford Preschool we are dedicated to providing nurturing experiences that offer life skills in fun, meaningful ways to the preschoolers in our care. We utilise our beautiful surroundings as much as possible, as well as venturing into our garden at any given opportunity, but with being a pack away setting, opening during term time only, this limits our gardening possibilities!

If there was a local area within walking distance from preschool, that could offer a safe, inclusive space that our preschoolers could become part of, to develop these beneficial skills, I would be so excited and supportive to foster links. We would happily dedicate time during our sessions to partake in gardening, harvesting, clearing – anything that would be helpful to support a project of this type.

Debbie Giles, Freshford Pre-School Manager

A key element of our vision at Freshford Church School is to create a trusted community where we all play our part. This extends beyond our staff, pupils and families to the wider Freshford community by recognising our impact, influence and connection we have with each other. Equally, we aim to lay the foundations of belonging within our global community so young people can embrace and promote sustainable, caring practices for hopeful futures.

At Freshford Primary, we emphasise outdoor learning so that our children are free to explore the natural environment, enjoy their learning and grow in confidence. Linking with the community farm will help us continue to foster a curiosity for the land, a desire to protect it and the competencies to produce and value healthy, nutritious food.

Our recently opened community hub and kitchen on the school site represents the school's drive to promote greater inclusivity and community-engagement which would greatly complement a partnership with Pear Tree Community Farm. For example, we would be keen to support community farm visits to the community hub and vice versa to support learning and skills in relation to food growing and preparation and to support community connectivity. Together, these projects hold the potential to make a difference through equity initiatives, greater financial inclusivity, and pupil empowerment within and beyond the school gates.

Freshford Church School

‘We are delighted to support this farm project, which we believe will provide great and long-lasting benefits to our community. By providing a source of local, nutritious, healthy vegetables and fruit it will improve our health, and by growing in a nature-friendly way it will improve the biodiversity and climate-resilience of our environment. It will also bring great opportunities for education and social inclusion, by offering workshops and a welcoming space open to everyone in the community.

By purchasing a site at the heart of our two villages of Freshford and Limpley Stoke the farm's Community Benefit Society will ensure that the land is held in perpetuity for future generations of residents to enjoy. We encourage residents to support the farm however they can, and look forward to seeing the project progress’.

Freshford Parish Council

‘As the Unitary Councillor for Winsley and Westwood, I am pleased to offer my full support for Pear Tree Community Farm project. This initiative aligns closely with Wiltshire’s ten-year strategic vision, particularly in the areas of:

- Strengthening local food networks
- Empowering communities to develop grassroots solutions
- Enhancing and protecting the natural environment
- Promoting healthier, more sustainable lifestyles

The Freshford Community Farm project is a compelling example of community-led innovation with wide-reaching benefits. Specifically, the project will:

- Promote public health by producing nutritious, agroecological and organic food for local consumption.
- Enhance environmental sustainability by improving biodiversity, building soil health, and sequestering carbon through regenerative farming practices.
- Provide educational opportunities by engaging residents and visitors in hands-on learning about food systems, biodiversity, and climate resilience.
- Support the local economy by creating a resilient, community-based food supply chain. Foster social inclusion and cohesion by offering a welcoming, inclusive space for volunteers, members, and the wider community.

This project represents a valuable investment in the health, resilience, and sustainability of our region. I strongly encourage its consideration for funding and look forward to seeing the positive impact it will have on our communities.’

Cllr Nigel White, Wiltshire Council

‘I’m pleased to support the new Pear Tree Community Farm. This is an exciting initiative that seeks to bring generations together to grow fresh, sustainable food while sharing knowledge that strengthens community bonds. I look forward to seeing the positive impact this farm will have for years to come. As a cross-constituency project, I am pleased to see my fellow Lib Dem MP Anna Sabine also offering her support.’

Brian Mathew, MP Melksham & Devizes

6.2. Appendix – choice of site

With advice from the CSA Network, Charlotte Hollins (CEO Fordhall Farm), Kate Collyns, (Grown Green @ Hartley Farm), Jake Westmoreland (grower), Kate Gateacre (grower), Hamish Evans (Middle Ground Growers) we formulated the following brief for our site:

Community farmland requirements:

- Minimum 2.5 acres – maximum 8 acres
- Level or south-easterly to south-westerly gently sloping site. Adequate Winter sun, sheltered with limited wind exposure. Land in this area is mostly sloping and often of the wrong aspect due to the valley topography reducing options
- Good, healthy soil ACL Grade 3b minimum
- Access to water source and electricity, or ability to install these
- Proximity to Freshford & Limpley Stoke, ideally in walking distance for volunteers
- As a community farm, being in the centre of the community, with easy access for volunteers, school, pre-school and villagers was a priority. The A36 cuts through the community and has no safe pedestrian crossing. Therefore, land on the western side of the A36 was deemed not suitable, despite there being more options of flat land.
- Access for deliveries and cars
- Suitability for infrastructure - planning required
- Long-term lease or purchase: we looked at options both to lease and buy land:
 - Leasing reduces start-up costs, but a minimum 7-year (ideally 10-year) lease required to justify the investment in infrastructure and improving the soil.
 - Purchase of land was deemed more attractive to potential donors: investment in land and infrastructure are more in keeping with our preference for a long-term, sustainable business model.

Searching for land:

['Freshford Community Farm Is looking for land'](#) posters were displayed on all village notice boards, Galleries shop notice board, PC and village newsletters, farm email newsletter, WhatsApp groups and via local landowners, call-out at all community events.

Between September 2024 and August 2025, the farm team reviewed 20 sites that had potential (see next page for map). Land reviewed was scored against key criteria and recorded in a scorecard. The directors approached landowners directly and through their land agents.

Of the potentially workable sites no other landowners were willing to lease or sell their land. The majority of the land around the villages is either owned by big estates (Dyson and Iford) or owned by individuals for their own amenity or long-term investment.

The proposed site at Church Lane was the only feasible site resulting from our search.

Indeed, it is the optimal site, sitting at the heart of the two villages, relatively flat and with the correct growing aspect, on the 94 bus route, within 10 minute walk from the community hub (Galleries Shop and Café), pre-school and primary school.



Map of 20 potential sites analysed during 2024-5 (boundaries marked in pink)

6.3. Appendix – results of residents' survey

A survey was delivered to households across Freshford and Limpley Stoke in November 2025, with the following results:

- **188 households completed and returned the survey**
- 48% respondents from Freshford, 37% Limpley Stoke, 15% other villages
- 42% are 2 person households, 13% 1 person, 12% 3 persons & 19% 4 persons
- 88% supported the creation of a Community Farm
- 62% want to buy veg boxes (23% weekly, 39% periodically) = 115 households
- 29% want to buy produce from The Galleries
- Key events sought; harvest meals (68%), volunteering (55%) fun workshops/classes (53%), children's activities (27%)
- 53% offering to volunteer; 10% weekly, 17% monthly & 26% occasionally = 91 potential volunteers, of which 46 regularly
- Volunteering scope; growing/gardening 61%, veg packing/deliveries 38%, building/maintenance 32%
- 63% willing to buy community shares (= 117 households X £40 = £4700)
- 47% also willing to make additional donations = 88 households
- Donators breakdown by amount; 66 households £10-£500, 17 households £500-£1000, 3 households £1000-£5000, 4 households £5000+
- Donations on this assumption would generate £22,160 min, £105,000 max
- In addition, we have indications that we may be able to secure some larger donations from some key sponsors - potentially yielding a further £50,000-£100,000.
- Key concerns raised were the cost of the land and the potential negative impact on the land.

6.4. Appendix - marketing strategy

Goal year start-up and year 1

To build awareness, trust and excitement around the community farm and the Community Benefit Society in order to deliver an effective fundraising campaign and drive early sales, CSA veg box subscriptions, volunteering and community events.

Goal year 2 onwards

To build awareness, trust and commitment for the farm's CSA (Community Supported Agriculture) veg box scheme and wholesale and continue to build community and funding engagement and support. Share impact of farm (Health, Nature and Community)

Assumptions behind the strategy

1. There is latent demand in Freshford, Limpley Stoke and nearby villages for fresh, local, organic fruit and vegetables. This is evidenced in the survey results.
2. The community is already engaged with local projects (Galleries, Hop Pole Inn, FLiSCA) and likely to respond to a values-driven, local initiative.
3. Most people will need to understand the CSA model and regenerative farming practices via stories and visual examples, rather than technical explanations.
4. Early support will come from word of mouth, real-world visibility, and neighbour-to-neighbour trust.
5. Whilst the area is socio-economically mixed, there is potential for both financial investment and voluntary labour, if the right invitation is made and the offering tempting.

Campaign Focus: 'Grow with Us'

Key Messages:

- Shared roots: Together we can grow wonderful things
- Healthy, nutritious, nature-friendly food is a right, not a luxury: Pricing and fairness.
- Local land, local food, local action: We're part of the nature and climate solution.
- Join early: Sign up now to show demand, help shape what grows, and support the project.

Channels & Community Engagement

- Email newsletter: Monthly updates, calls to action, storytelling (farm email list, PC's list)
- Social media (Instagram, FB): Visual storytelling, reels, posters, sign-up drives
- Local posters & signage: Train stations, shop windows, schools, pubs, bulletin boards
- Village events: Feasts, talks, stalls and story-based sign-up
- Talks in homes (c.15 people): Deep community dialogue and listening
- Press & word of mouth: Local news articles, school newsletters, church news, council news

Veg Promotion Plan

- Pop up stall at neighbourhood hubs (Galleries/Memorial Hall and The Hop Pole Inn): Weekly sign-ups with tasting, CSA explainer leaflet
- School gate stall: Handouts to parents, poster for board

- Village fêtes: raffle & tombola prizes: free veg boxes; stalls with CSA sign-up
- Train stations (Freshford, Avoncliff): eye-catching posters: “pick up your veg box here”
- Pub & farm pick-up points: included on visual map with options on sign-up form

Distribution Methods

- Email: The farm mailing list; Freshford & Limpley Stoke Parish Council’s mailing list and newsletters, School and Pre-school mailing lists, Church community, Friends of Freshford, Hort Soc, Film Club, Hop Pole, football club, scouts,
- In-person: Stalls at The Galleries and outside the school, events such as Apple Day. Paper copies at fêtes, raffles, and pop-up talks
- Social and web: Shared link via social media and on freshfordfarm.org
- Small home events: Talks and drinks with c.15 attendees for deeper conversations and feedback

Tools & Follow-up Assets

- Simple Google Form for survey + QR code printable
- Canva templates: posters, social posts, leaflet
- Pick-up point visual map
- Email autoresponder: “Thank you for your interest—here’s what’s next...”
- Poster/flyer for shop, pub, station, school
- One-minute explainer reel (CSA, story, land search)

6.5. Appendix – local market gardens



Avonleigh Orchard, Bradford on Avon



Grown Green @ Hartley Farm, Winsley



Middle Ground Growers, West Spring Farm, Bath



Homewood, Freshford. Produce grown just for the hotel

6.6. Appendix – children and schools

A dedicated children's area will include a wide variety of vegetables and flowers so that there would always be something of interest growing and plenty of wildlife to observe. It will also provide a place for them to run their own growing experiments. On rainy days farm related activities can take place in a poly tunnel. Children would also have access to the wider farm and because of the wildlife-friendly nature of the farming practices, there will be many peripheral spaces to offer a rich learning environment. Over time we would aim to offer specific activity days for school groups and educational packages that would tie in with the aims of their curriculum.

KEY ACTIVITIES FOR EARLY YEARS (3-5Y)

Preschoolers learn best through play, exploration, and sensory experiences. The project aims to provide a rich, natural outdoor classroom that fosters curiosity, wonder and a connection to nature.

- Play based learning enhancing fine and gross motor skills through physical activities, digging, pouring, planting.
- Fostering an understanding of plant lifecycles and where food comes from.
- Developing social skills and teamwork.
- Providing multi-sensory experiences (Stimulating sight, smell, touch and taste) to support overall well-being and cognitive development.
- Offering a safe space with adult supervision for younger children to observe changes throughout the year.
- Offering Teachers a space to link Nursery projects with activities -
- Storytelling and Imagination
- Drawing and Craft
- Planting seeds, Weeding, Watering and Tendering, Harvesting and Tasting
- Creating sensory gardens
- Setting up pretend Farmers Market stall, to foster early maths and social skill
- Wildlife Activities, Building bug hotels, bird feeders

KEY ACTIVITIES FOR SCHOOLS AND GROUPS

To provide children of school age with an interactive learning environment where they can learn about food cycles, sustainability, healthy eating and the natural world. Giving them direct involvement in growing, selling, responsibilities and teamwork. From the planning process to garden design to choosing what to grow, giving them a sense of ownership.

Offering an area of land for use for direct involvement, in a safe environment to -

- Seed to Harvest
- Wildlife habitats
- Nature Journals
- Garden timelines
- Composting

6.7. Appendix – traffic assessment

Predicted operational traffic via new access

Activity	Number of Vehicles	Equivalent Traffic Movements (Mon-Fri)	Equivalent Traffic Movements (Sat-Sun)	During Highway Peak Hours
Staff (1.5 FTE Mon-Fri)	2 per weekday	4	-	Yes
Volunteers (Thur-Fri)	8 per week	6.4	-	No
Other Visitors (Mon-Fri)	4 per week	1.6	-	No
Seasonal Events (weekend)	6 per quarter	-	0.2	No
Deliveries Veg/Supplies (Mon-Fri)	6 per week	2.4	-	No
Deliveries Compost/Woodchip (Mon-Fri)	2 per month	0.2	-	No
Waste Collections (Mon-Fri)	2 per month	0.2	-	Unlikely
AVERAGE TRAFFIC MOVEMENTS (per day)	-	14.8	0.2	-

The above details are our conservative estimates with input from [Community Supported Agriculture Network](#) and local advice from Hamish Evans, [Middle Ground Growers](#)

“The above identifies that the average number of vehicle movements associated with the proposed community farm will be low at approximately 14.8 per weekday (7.4 arrivals and 7.4 departures). The maximum number per weekday if all activities combine is approximately 22 vehicle movements (11 arrivals, 11 departures). Vehicle movements will therefor be low and will have no material impact on the operation of Church Lane or the local highway network”.

Miles White Transport Ltd (MWT) 2026-01-30 Church Lane, Access Technical Note

- 1.5 FTE growers, likely to have to travel by car. Weekdays 7am/8am - 4pm/6pm
- Volunteering will be probably be Thursday and Friday every week, with the majority of volunteers being directed to walk to the farm, or to use the 94 bus service which has a stop on Church Lane. We have allowed for 8 vehicles per week for those with mobility issues.
- We have allowed for 4 additional visitor vehicles per week to cover any administration, building maintenance, support services.
- Seasonal events will take place quarterly on weekends. Assumed 6 vehicles per event for those with mobility issues.
- Deliveries and veg supplies; assumed 2 x veg deliveries to the farm + 2 x veg box deliveries to hub collection points + 2 x delivery vans (seeds, stationary, packaging).
- Deliveries of compost and woodchip expected to be fortnightly at most. All green waste will be composted on site. Landfill and recycling collected fortnightly.

Farm Policy

We will encourage everyone to walk or take the bus. The school and pre-school will only walk. If people are driving and need parking due to mobility issues or have heavy items to deliver they will be permitted to park. Otherwise, those driving will be asked to park at the village hub car park at Freshford Memorial Hall (subject to review). There are no parking options available on Church Lane.

Veg boxes will not be collected from the farm site. Hub collection points will be established following review and consultation but most likely at The Galleries and school (for Freshford) and The Hop Pole Inn and Limpley Stoke Village Hall (for Limpley Stoke).

Sustainable transport options

- 320m walk from the Memorial Hall car park (via Dawsons permitted footpath)
- 320m walk from pre-school (via Dawsons permitted footpath)
- 580m walk from school (via Dawsons permitted footpath)
- 660m walk from Middle Stoke (Limpley Stoke Village Hall)
- 940m walk from Hop Pole Inn Lower Stoke
- 94 [Libra bus](#) (Bath to Trowbridge) stops on Church Lane every 2 hours from 08:30 – 18:30. Route through the village from Staples Hill, High Street, Park Corner, Abbey Lane, A36, Church Lane, Crowe Lane, Hop Pole Inn.
- 920m walk from Freshford Train Station

National Travel Survey Data: Analysis shows that the average walking trip is around 1.15 km, and approximately 85% of people walk up to 1.95 km for various purposes.

Manual for Streets (DfT, 2007): This document identifies a 20-minute walk time (approximately 1.6 km) as an acceptable distance, provided the walking environment is attractive and safe.

Chartered Institution of Highways and Transportation (CIHT)

Suggested Acceptable Walking Distances (2000 edition)

The distances are presented as desirable, acceptable, and preferred maximum thresholds for different journey purposes:

Destination / Journey Purpose	Desirable (m)	Acceptable (m)	Preferred Maximum (m)
Town Centres	200m	400m	800m
Commuting / School	500m	1000m	2000m (2km)
Elsewhere (e.g., local facilities)	400m	800m	1200m (1.2km)

6.8. Appendix – infrastructure & justifications

The farm site is 3.5 acres, which is the optimum size to run a sustainable business, and enable the income from the vegetable sales to cover the on-going overheads (growers costs, utilities, seeds, compost etc).

The majority of the farm will be covered by growing beds, supported by polytunnels, a packing shed, tool shed, hardstanding and parking. A deer proof fence will be installed around the perimeter of the field.

Polytunnels

- **Three required, each 18.3m long x 5.49m wide x 2.59m high (doesn't require concrete footing at this size).** <https://www.firsttunnels.co.uk/commercial-polytunnels> This size are stronger and have better wind protection, compared to 6.1m wide
- Justification:
 - Polytunnels are fundamental to the commercial viability and survival of the CSA market garden business and are 'reasonably necessary' for the purpose of horticulture agriculture.
 - 3 smaller commercial tunnels, such as the ones chosen, are better for crop rotation, ventilation and disease prevention, versus fewer bigger ones and reduces business risk if one is damaged by extreme weather.
 - Overall scale of the 3 x polytunnels is appropriate for a 3.5 acre farm site. It is considered normal for 10% - 20% of the actively grown area of a commercial market garden to be under cover to ensure year-round supply and viability. However, for a high-value market gardens (like a CSA aiming for year-round fresh greens) this percentage can be much higher, sometimes exceeding 50% of the active growing space in order to maximise productivity. Most CSA's in the UK typically use polytunnels of lengths of 12.2m to 25m
 - Our covered growing space has been limited to respect the special landscape = 301m². [Landworkers Alliance New Entrants report](#) suggests 1000m² covered growing space for similar size plot and ventures.
 - Our proposed polytunnels cover 7.5% of the total farm area of 3.5 acres.
 - Grown Green at Hartley Farm, Winsley has circa 10% covered growing space.
 - Polytunnels are essential for extending the growing season, crop quality and climate mitigation.
 - a. essential for early season planting and cropping
 - b. essential for tender summer crops (e.g. tomatoes)
 - c. essential for winter salads which are the biggest earner and without them reduces financial viability
 - Covered growing space is increasingly essential in order to adapt for increasing irregular climate extremes (see pages 19 & 20 [Climate Resilience: a guide for growers](#))
 - Polytunnels are inherently temporary/demountable structures, unlike permanent buildings
- Orientation and positioning:
 - North to south is best to allow equal amounts of shade either side and reduce summer overheating
 - If on a slope, can be gentle only, orientate up and down slope (not across)

- Position the length into the prevailing wind . Winds in our area are predominantly from the west and southwest.
- Keep polytunnels grouped together separated by 2-3.5m gaps for access and to reduce shading
- Screening using fruit trees and native hedges will reduce visual impact and windbreaks.

Packing Shed & Cold Storage

- **1 x packing shed incorporating cold storage unit, 6m x 12m**
 - **Simple agricultural look with large openings and rolling wooden doors**
 - **Clad in Yorkshire board and batten using rough sawn wood, left to silver naturally**
 - **Sealed seam metal roof in matt anthracite grey**
- Justification:
 - Once we are properly up running we aim to be producing 80 weekly veg boxes plus wholesale.
 - Grown Green @ Hartley Farm has a packing shed of 40m² but does no veg boxes, only wholesale.
 - [Land Workers Alliance New Entrants report](#) suggests 6mx12m for similar size operation.
 - Harvesting and cleaning and packing veg will happen at one time with all workers (a combination of 1-1.5FTE plus approx. 15 volunteers. Space is required to allow room for these intensive work sessions.
 - Internal storage is adequate to ensure all farm items can be stored internally reducing visual impact from Church and neighbours.
 - Working efficiency best with a U shaped design:
- **Outside:** Veg washing area with sinks, sprayers and drainage – under a verandah
- **Inside:**
 - Packing area with packing tables, scales, storage of empty and full boxes and hand washing station for hygiene
 - Cold Storage – walk in room is essential to slow respiration of vegetables once harvested, maintain nutrients and freshness.
 - Dry storage for storing and drying vegetables and packing materials on north side, rodent proof. This area is particularly important as changing weather patterns mean outdoor drying (onions, garlic, squashes) is often not possible.
 - Needs to be rodent proof, ideally with concrete floor and block walls, or if required can be a raised wood floor lined with mesh (stainless steel/copper heavy duty, under 5mm aperture) or sheet metal flashing.

Welfare room, toilet, office and tool shed

- **1 x building incorporating welfare room, toilet, office and tool shed 6m x 12m**
 - **Simple agricultural look with large openings and rolling wooden doors**
 - **Clad in Yorkshire board and batten using rough sawn wood, left to silver naturally**
 - **Sealed seam metal roof in matt anthracite grey**

Welfare Room

- **Includes an insulated warm room with kitchenette, for tea breaks, lunch, for staff and volunteer workers. 6m x 4m**
- Justification:
 - Essential for staff and volunteer workforce welfare which will include elderly people
 - Volunteers working at one time; approx. 15 people
 - According to the Health & Safety Executive (HSE) you must provide the essential welfare facilities for anyone working on the site:
 - Toilets and hand basins with hot and cold running water, soap and a hygienic method for hand drying.
 - Drinking water: a readily supply of potable drinking water must be available, with suitable cups or a drinking fountain.
 - Rest area/kitchenette: a clean, sheltered place to rest and eat meals. This area must include seating with backs, tables, heating, and the means to heat food or water (a kitchenette – a min of 1200mm clear space in front of units is safe)

Toilet

- Fully accessible, Doc M compliant
- Accessible from outside
- Advanced compost loo system from Nat Sol

Tool Shed

- **1 tool shed, needs to be 5 x 6m minimum**
- Justification:
 - Lockable shed is required for security and to protect tools from rust and corrosion.
 - BCS walk-along 2-wheel tractor (with flail mower and power harrow attachments) requires 1.5 metres clear floor space for manoeuvring room including a door width of at least 1.4 metres (double door).
 - Netting, irrigation equipment and seed storage
 - Other tools include 4 x wheelbarrows, 10 x spades, 10 x forks, 5 x hoes, 5 x rakes, 35 x hand trowels/hand forks, 15 x harvesting knives, 15 x secateurs, Jang multi-row seeder (0.9m x 0.5m x 0.5m), bed gridder, gloves x 20, basic workshop tools (electric drill, hammers, screwdrivers, circular saw), 20 x trugs.
 - Grown Green @ Hartley Farm has a tool shed 5m x 6m and no community volunteers, school children
 - Internal storage is adequate to ensure all farm items can be stored internally reducing visual impact from Church and neighbours.

Office

- Warm insulated space for office work and document filing
- Lockable and secure

Parking allowance

- **Allow parking for 8 cars 2 staff + max of 6 volunteers with mobility restrictions**

Lighting assessment

- The farm site is:
 - in the open countryside
 - next to a residential property
 - next to habitats used by legally protected species, such as bats or barn owls
 - within or next to a conservation area and listed buildings
- The aim is for the farm to be a 'food producing nature reserve' and as such our aim is to encourage wildlife (with the exception of deer, badgers, rabbits and rodents eating the vegetables and excluded from the site by a deer proof fence). The community farm recognises the impact of artificial light at night (ALAN) on nocturnal insects, mammals and amphibians and is committed to reducing any harm.
- As a market garden farming activities will nearly always be during daylight hours, with the exception of minimal office/packing shed work during winter when mornings and afternoons are dark. For this exception minimal internal lighting is required:

External lighting requirements

- None

Internal lighting requirements

- Packing shed and refuge space will be well lit with natural light and will be adequate for daylight working hours.
- For winter office hours internal lighting will be required. To reduce light spill at night from the windows simple blinds will be used to protect the dark environment.

Waste requirements

- The farm will follow agroecological principles focusing on building soil health, all green waste like plant trimmings, weeds and rejected crops will be managed on-site through composting in a designated compost area.
- Grey water from the cleaning of vegetables will be collected and used for irrigation.
- Non-agricultural waste:
 - We will aim to reduce all non-farm compostable waste and will educate staff and visitors on this principle.
 - Non-compostable waste generated by staff or visitors such as plastic, paper, food scraps and landfill waste will be properly contained and separated in labelled bins.
 - Recycling will be sorted and collected in designated bins for collection by a licensed waste carrier.
 - Landfill waste will be collected in designated bins for collection by a licensed waste carrier
 - There will be no hazardous waste.
 - The designated waste collection point will be sited near the packing shed and easily accessible for the waste contractor to collect, turn and exit the site.
 - We are confirming with Wiltshire Council what regulations, requirements, processes and costs we need to cover and what are the requirements commercial waste contractor and if Wilts provides this.

Water usage

- Water for irrigation is essential for market gardening in the open field but especially in the polytunnels which rely entirely on irrigation. We need to plan for worst-case scenario (droughts) due to the changing climate.
- Using no-dig, min till, cover crops and mulching techniques is highly effective at conserving soil moisture, potentially reducing water usage up to 75% compared to bare soil. This practice encourages deeper root growth, making plants more resilient to dry spells.
- Wherever possible we will collect and store rainwater and grey water (from washing vegetables) in water tanks. This is considered low-risk of contamination if stored appropriately. Water will be collected off all buildings and polytunnels.
- A bore hole will be evaluated but will depend on aquifer capacity. Until then mains water will be used. Although mains water is safe for fresh produce, it can be expensive and have low-level impacts on soil biology due to chlorination of mains water.
- Water calculations:
 - Standard guideline for vegetable growing in UK dry summer is 30-50 litres per square meter.
 - AHDB (Agriculture and Horticulture Development Board) data and UK Irrigation Association (UKIA) guidance refer to this for commercial planning purposes
 - No-Dig and Mulching Benefits: UK-based trials and RHS (Royal Horticultural Society and University of Sheffield) advice provide substantial evidence for the water-saving benefits of no-dig systems:
 - No-dig plots retain 15-30% more moisture during droughts compared to dug plots.
 - Mulched soils can be up to 5°C cooler in heatwaves, further reducing evaporation.
 - Improved soil structure in no-dig systems enhances water infiltration and retention, making plants more resilient to dry conditions.
 - Research also suggests that for every 1% increase in soil organic matter (common in mulched no-dig systems), the soil can hold an additional 16,500 gallons (approx. 75,000 litres) of plant-available water per acre.
 - **Polytunnels:** While polytunnels require full irrigation as they receive no natural rain, experienced UK growers like Charles Dowding have recorded total water usage for half an acre (approx. 2000 m²) for an entire growing season at around 275 cubic metres (275,000 litres) in a dry six-month period, which is significantly lower than the maximum general estimates due to careful management and no-dig practices. This demonstrates that the *management practices* heavily influence the final figure.

Estimated calculations based on UK standard guidelines for organic market gardening in dry periods when no rain

Areas requiring irrigation in meters	m ² requiring irrigation	Best case 30 litres per m ² per week	Worst case (drought) 50 litres per m ² per week
No dig beds (20mx20m) x4	1,600	48,000	80,000
Min till beds (20mx40m) x7	5,600	168,000	280,000
Educational growing bed (10mx5m) x1	50	1,500	2,500
Polytunnels (6mx18m) x3	324	9,720	16,200
Veg washing		TBC	TBC
TOTAL	7,574 m²	227,220 l	378,700 l

Power requirements

- We hope to install rooftop solar on our packing shed to supply the majority of our electricity needs
- Electric power requirements include:
 - Cold storage reverse heat pump
 - Water heater for hot water in welfare space
 - Lighting
 - Tool charging
 - Future bore hole pump
 - Potentially electric fencing (as alternative to deer proof fencing in front of listed church)

6.9. Appendix – Community Benefit Society Rules

Our CBS Rules may be viewed via a link at the bottom of our website:

www.peartreecommunityfarm.org

6.10. Appendix – Community Engagement Log

Date	Event	Resident meetings	Notes
19 th January 2025	Midwinter Feast @ Freshford Memorial Hall		100 attendees, ticketed event
25 th February 2025	Limpley Stoke PC		
14 th May 2025	Freshford PC APM		
20 th May 2025	Limpley Stoke APM		
11 th July 2025	MP Anna Sabine meeting		
3 rd September 2025		Direct neighbours meeting (KH)	
24 th Sept 2025		Leaders in the community	
2 nd October 2025		Leaders in the community	
14 th October 2025		Direct neighbours meeting	
18 th October 2025		Direct neighbours meeting (KH)	
3 rd November 2025	Community Survey		Posted to all 500 households F & LS
11 th November 2025	Hop Pole, Limpley Stoke, farm update		
15 th November		Neighbours meeting (KH)	
15 th November		Direct neighbours meeting	
16 th November 2025	Afternoon Tea Freshford Memorial Hall		75 attendees, ticketed event
24 th November 2025		Direct neighbours meeting	
8 th December 2025	Westwood PC		
6 th February 2026		Direct neighbours meeting (KH)	
3 rd March 2026	Westwood farm update		
4 th March 2026		Direct neighbours meeting (KH)	
5 th March 2026	Hinton Charterhouse (Rose & Crown) farm update		
10 th March 2026	Hop Pole Inn, Limpley Stoke		
7 th April 2026	Limpley Stoke PC, update		
7 th May 2026	Limpley Stoke APM presentation		
12 th May 2026	Westwood APM presentation		
18 th May 2026	Freshford APM presentation		
8 th June 2026		Direct neighbours meeting	
19 th June 2026		Direct neighbours meeting (KH)	
13 th June 2026	Stall at Freshford & Limpley Stoke Village Fete		
4 th July 2026	Stall at Hinton Charterhouse Village Fete		

References

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