

In a nutshell

**Land Roots Community Land Project
Celebrating the natural world and our place within it.**

**Land bought by the people for the people
and protected through common ownership
and good stewardship
for all to enjoy!**

Seeing the big horizon

The Land.

Land Roots are looking to acquire farmland with woodland and existing buildings, of between 50 and 500 acres. We plan to buy the first piece of Land in the UK, maybe southwest or Wales, in 2006 / 7

Some people have expressed a wish to co-own land nearer to where they live and some say that for them, outside the UK is preferable. If enough people to want to buy in an area, it will probably be possible to do so.

The Planning system.

Britain has a planning system that stops those with low income from settling in the countryside. It is undemocratic and unsustainable. It doesn't meet the needs of today or the demands of the future, for dwellings, farming, livelihoods or a healthy environment. Rural house prices have risen beyond the reach of most people, we're allowed to visit, but not put down roots. A new rural diversification land model is needed to encourage low impact community-built eco-villages, and national food sufficiency.

Permitted Development Rights: The 28-day rule.

Some forms of development can be carried out on the land without having to obtain planning permission. The 28-day rule is one of these 'Permitted Development Rights', and allows temporary use of land, for camping, gatherings, festivals, and other informal activities to take place for up to 28 days in a single calendar year. Land Roots intends to make full use of this 'Permitted Development Right' with its 28 day Eco-Share. This isn't about trying to impose time restrictions on its members; it's about finding a way that is sustainable, affordable and repeatable, whilst working within the boundaries of the planning system.

The Bridge.

Land Roots can act as a bridge, enabling people to get a foothold on the land. This pioneering community land project is showing a way forward, by developing a step-by-step process that could grow from a 28 day Eco-share, to full time sustainable community living on the land.

Eco-Share Membership:

Membership will be through the purchase of Eco-Shares. Our intention is that these Eco-Shares will cost £250 each. This could be a single payment, installments, or a regular payment of £5 per week for year. And this lifetime membership may be passed on to your children.

Land Roots membership will be open to everyone. We would especially like to encourage farmers, gardeners, eco-builders, community organisers, environmentalists, artists, musicians, crafts people, workshop leaders, writers, teachers, holistic healers and anyone who feels passionately that they want to be part of this new wave of eco living. **Affordability for everyone is the key!**

Imagine 4000 investors in Land Roots.

| | | | |
|------------------|---|------------|-----------------------|
| · 1 investor | = | £250 | |
| · 1000 investors | = | £250,000 | |
| · 4000 investors | = | £1,000,000 | That's a lot of land! |

The floating community: Summer gatherings, workshop weeks and retreats.

For 28 days out of each year we will use our land to hold gatherings, run workshops, chill out, grow veg and enjoy. Gatherings where you can feel a sense of ownership, belonging and pride in knowing that you have helped to purchase the land. A step towards making the Earth a common treasury for all.

The full time community: Housing Co-op

We plan to buy land with residential accommodation, maybe a farmhouse with outbuildings. In this way we can have a permanent team of workers based in the farmhouse, and apply for planning permission for 'change of use' for the outbuildings, to convert into chalets or bunkhouses. This will allow members to come and stay throughout the rest of the year, to attend workshops, courses and retreats.

Some people will live full time on the land; it will be their home and their livelihood. They will be people with the skills and experience needed to form the basis of the community: organic farmers, eco-builders, site crew, workshop leaders, administration and kitchen staff. They will work the land, do year round maintenance, organise and facilitate gatherings, workshops, courses and retreats. These full time places will be limited due to space and planning constraints, and will have a separate membership structure.

Repeatability: A formula is unfolding, allowing us to create a repeatable model which will enable us to buy land throughout the country and abroad. As momentum grows and we buy more land, members could buy multiple Eco-Shares, allowing them to travel between the Land Roots eco-centres, a wildlife corridor for human beings!

If you are part of a group aiming to buy land with similar aims to Land Roots, there may be ways of linking together, to our mutual advantage.

At present Land Roots is an unincorporated organisation. At present all work is voluntary. We do not intend to sell Eco-Shares until the feasibility study is complete, which we hope to have done in the next few months. We will hold open meetings fairly regularly enabling people to have an input.

All information and plans herein are subject to the results of the feasibility study.

Document created: 25th Jan 2006 Updated: 25th Jan 2006