



WORKING WITH COUNTRYSIDE LANDOWNERS

PIONEERING THE RE-INTRODUCTION OF SUSTAINABLE
ECONOMIC COUNTRYSIDE COMMUNITY

IN EVERYTHING WE DO WE BELIEVE IN
THINKING DIFFERENTLY

THE STORY SO FAR...

EVERYTHING WE DO IS DESIGNED WITH A PURPOSE, TO PROVIDE ECONOMIC PROSPERITY FOR PERPETUITY.



SKY VILLAGE

EUROPE'S FIRST PURPOSE-DESIGNED
ASTRONOMY VILLAGE

A SCIENCE EDUCATION "RESORT" FOCUSED
ON THE EARTH AND OUR UNIVERSE.



HEALTH VILLAGE

THE FUTURE OF PREVENTATIVE HEALTHCARE

A SUSTAINABLE COMMUNITY ENABLING
HEALTH BEHAVIOUR CHANGES AND
IMPROVEMENT.



EDUCATION VILLAGE

EMBRACING FORGOTTEN FAMILY VALUES

A RURAL CENTRE OF EXCELLENCE FOR ALL
3 GENERATIONS EMPOWERING WISDOM FOR
THE FUTURE.



...PIONEERING THE RE-INTRODUCTION OF PEOPLE BACK TO THE COUNTRYSIDE.

DESIGNED WITH A PURPOSE, TO PROVIDE ECONOMIC PROSPERITY FOR PERPETUITY.

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RURAL SETTLEMENT SUPPORT VILLAGES

Working with countryside landowners Creating Sustainable Rural Communities

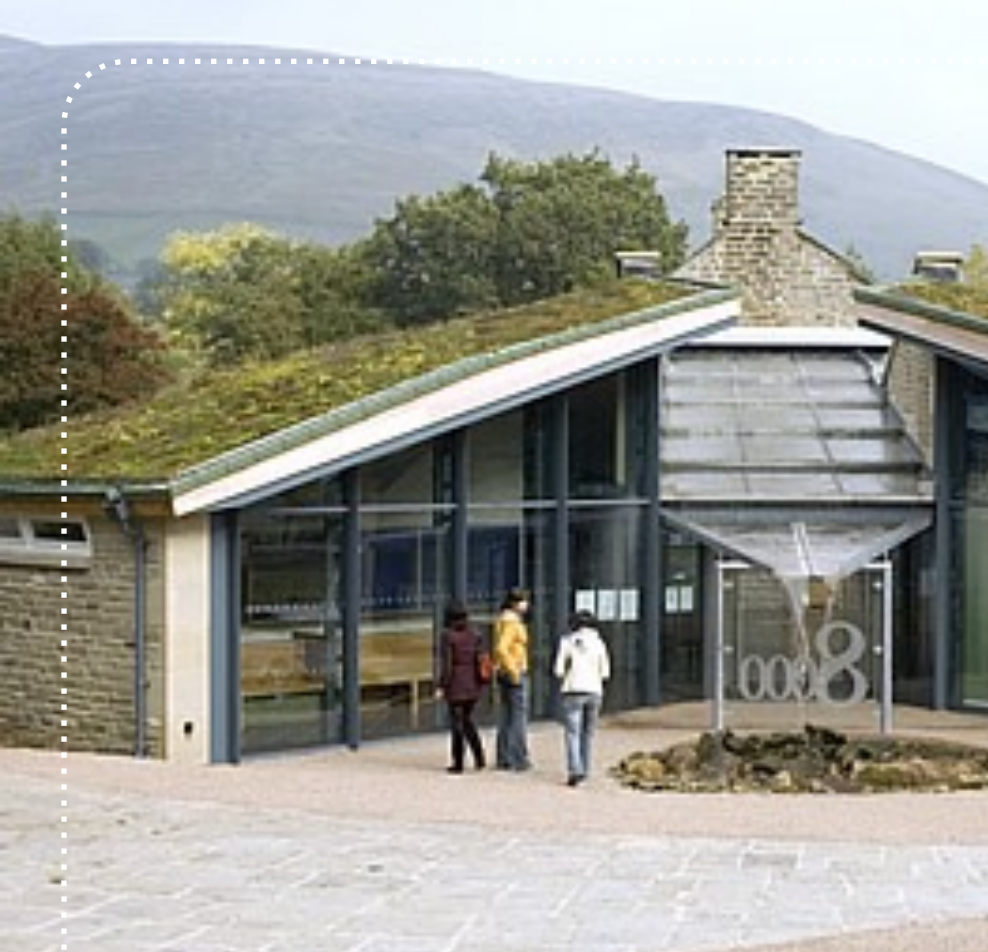
The following report is based on our collective 20 year experiences of creating rural regeneration villages together with information provided by landowners at sites in UK and Europe.

None of the report or its pictorial content are subject to contract or any form of agreement and should be considered only for the purposes of discussion to establish a foundation and understanding between all parties of a proposed **Sustainable Rural Regeneration Settlement Support Village project**.

Our report addresses in brief, key areas that cover the four essential foundations from where a project could progress forward.

- The core concept centred around **affordable housing** balanced with **rural business enterprise** we believe would naturally thrive at any location.
- An overview of requirements from the authorities confirming facilities and services that would **provide solutions** across many existing local settlement communities who are in need of **essential services and facilities**.

- The practical ways in which a project could be created, designed, constructed and operated would be by maintaining and **using the existing layouts**, structures features and infrastructure of a proposed land plots / site.
- A financial structure and modelling of the community enterprise would enable the rural regeneration project to operate and function sustainably around a balance of all seven key **'pillars of community'** whilst retaining land ownership, property ownership that meets the **diverse and growing needs** of the existing and future residents of the community embracing **Economic, Social, Environmental and Educational** needs.



Creating such a 'New Era' Rural Settlement Support Village community project embeds a 'Re-start point' for the rural economy of the community.



BRIEF OVERVIEW

Landowner Participation

We confirm our initial feeling is that there is definitely potential for a rural regeneration programs at defined sites to create 'New Era' Rural Settlement Support Village community projects.

There are many possibilities to consider when developing this kind of community site that includes and formulates around sustainable, changeable business enterprise and community services that comprehensively support a residential concept by its shared, interdependent rural enterprise operational plan.

Retention of land ownership not only creates a long term legacy but also generates prosperous income streams not only for the land owner but also for the whole of the enterprise community and residents form a variety of regeneration incomes. This 'community prosperity', as it moves on through the next generation, positions itself ideally towards sustainable maturity.

Creating such 'New Era' Rural Settlement Support Village community project embeds a 'Re-start point' for the community which is positioned very close by to an existing community in need of regeneration. Enabling the provision and support of needed high quality local facilities for existing and new residents allows a 'New Era' Rural Settlement Support Village to provide a sustainable solution.

Community services

Following the National Planning Policy Framework it is considered that almost every Rural Regeneration Settlement Support Village project would provide a balance of needs and wants (See below page 3: An overview or requirements that would provide real solutions to local community needs.) that satisfy the local authorities, the local community, neighbours, business community and of course, the land owner.

These principles (See below page 5: Practical ways in which a project would be created, designed, constructed and operated using the existing layout, structures and natural features of the site.) including poor location, insufficient access/suitability, change of use restrictions, funding/financial restrictions, environmental restrictions to name but a few.

Financing / Funding

Financing the project will depend on a number of options based around the land and property asset valuation.

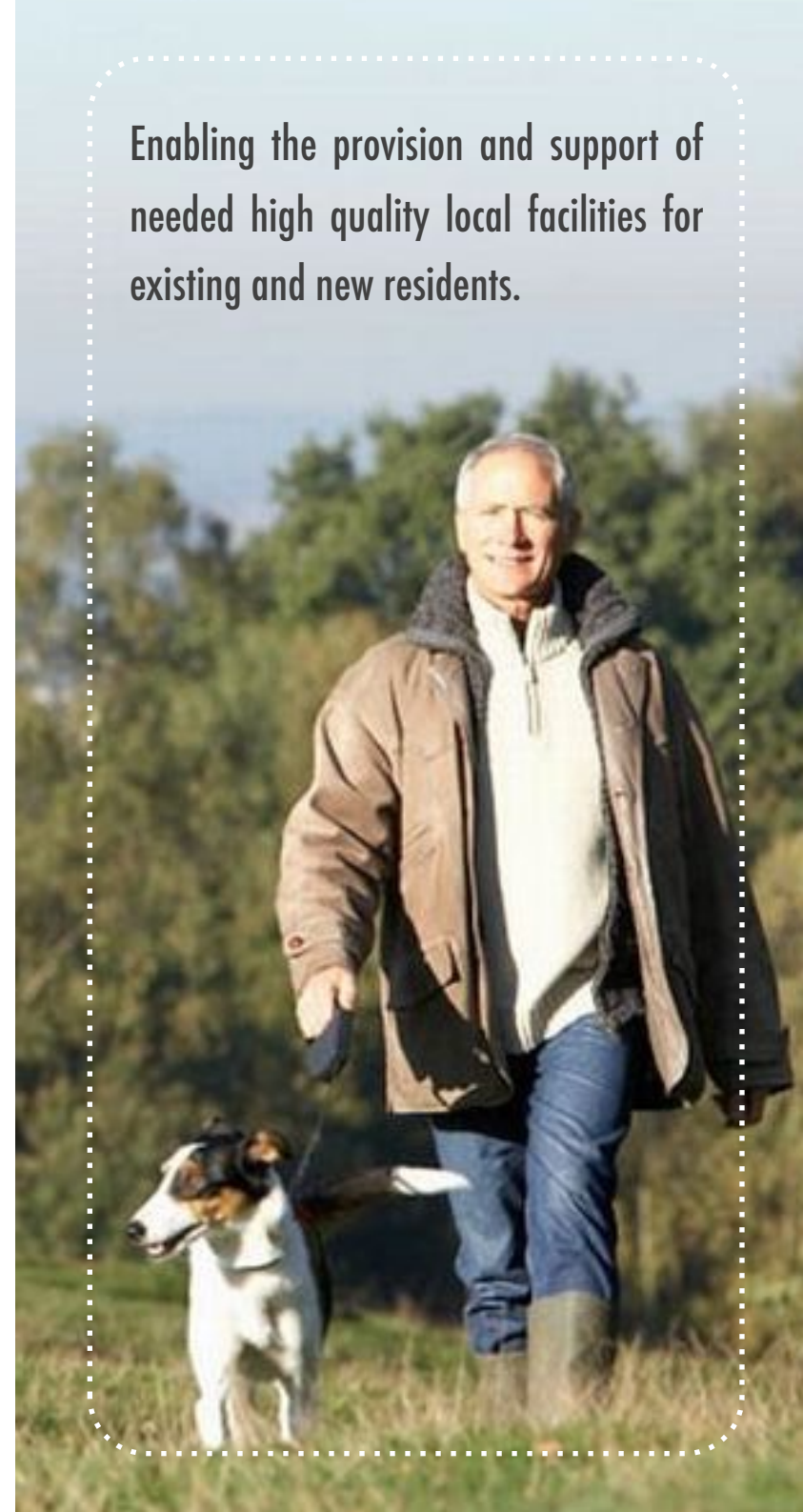
We feel there may be a number of very sensible considerations to raise finance for a regeneration project whilst securing the future of all the current assets held by the landowner and community.

Conservation / Environmental

With a 'Rural Settlement Support Village' project every aspect of conservation is priority.

Key characteristics are embraced to formulate the core principles which include existing buildings, landscape / views flora, fauna and wildlife culture.

Enabling the provision and support of needed high quality local facilities for existing and new residents.





CORE CONCEPTUAL IDEAS OF 'NEW ERA' HOUSING

The key to a successful regeneration scheme is to provide the 'needed and wanted' services to the community and catchment area. There are so many small operating businesses and services that are bursting at the seams in existing settlement locations that would benefit and thrive in a more rural enterprising location. These 'customers' are always looking for a space to grow, a location that is reasonably accessible with a harmonious compatible environment. There are many start up 'one man/woman' businesses that want to be within a Live-Work community with supportive surrounds including internet connection and acceptable levels of overhead costs. **Rural Settlement Support Villages** recognise and support sustainable solutions in all these areas.

**Health - Education - Arts - Sports - Rural Enterprise - Conservation -
Wildlife - Affordable Housing**

COMMUNITY SERVICES AND BUSINESS ENTERPRISE MODELS



With most local authorities under pressure to provide a continuing quality of service to their community in the way of education, health, sport, and of course the changing business / work environment, a serious opportunity to assist with relieving this growing pressure would become available to land owners wanting to diversify from the traditional farming model into a more realistic future proof sustainable model.

We believe the next generation of 'farm remodelling' cannot continue

to take the form of, petting farms, garden centre/farm shops, craft centres etc. The reasons why we believe these types of projects are no longer the key areas which will help support and satisfy the demands of the next generation (10-20 years) is because, like golf courses in the previous generation, which have shown not to have sustainable economic model, have shown not to have a universal appeal, and do not provide services and support for the community as a whole.

CHANGES FACING LOCAL COMMUNITY ACROSS ALL THREE GENERATIONS



We believe that recognising the changes, pressures and demands facing local community across all age generations is the key to creating a socially, economically and ecologically, a viable model for farm and land site regeneration near, close by to existing settlements.

Inclusion of the types of business enterprise and services that have the ability to pay rents and overheads, who have the correct balance of visitors to their operation that can be predicted, controlled and managed, have to be carefully and sensibly considered.



Development of a site has to be focussed on a mix of services that draw people and income all year round and is not dependent on the weekend or summer holidays periods, which is not sustainable.

Key areas of demand where income from rental of space and facilities is mixed with long term tenants gives a Rural Settlement Support Village redevelopment project real purpose, respect and sustainable incomes to all.



We believe that a successful regeneration scheme would be viable and sustainable through the generations to come, both financially and commercially if it were to focus on 7 pillars of community

Start up Rural Business Enterprise, Live-Work affordable housing, Educational support facilities, Health and Wellbeing services, Sport-Arts-Music, Food & Nutrition, Specialist Rural Nature Conservation Visitor Centre of Excellence.

7 PILLARS OF RURAL COMMUNITY

An overview of requirements that would provide real solutions to existing local community needs and wants form a Rural Settlement Support Village Project.

Each of the 7 key subjects can be discussed in more detail at our next meeting should you wish to take things further.

In a properly structured scheme the balance of services would present a solid foundation for local community support whilst attracting the types and styles of business, services and facilities that are able to sustain and support sensible rents and overheads. The landowner together with ABNL Villages management becomes 'landlord' of all of the businesses, community services and facilities that would grow into a Purposeful, Prosperous scheme. This 'New Era' modelling approach would also attract the essential financial support and provide the all important '**Added Value**' for the future of the nearby existing settlement, the village, its commercial viability and to provide a legacy to the residents.

- Rural Business Enterprise
- Live-Work affordable housing
- Educational support facilities
- Health and Wellbeing services
- Sport-Art-Music
- Food and Nutrition
- Nature Conservation



RURAL ENTERPRISE

One essential element of rural regeneration is to provide **business - employment and enterprise**, to an established rural location in a sensible balance of commercialism that can thrive in the rural environment without conflict and objection.

Business in the form of soft services, with small numbers of employees and rural services that do not require expensive/costly storage, stock or transportation facilities.

THE REASON WHY



The reason why ABNL suggests this is because the conversion of existing buildings, enhancement of the existing infrastructure and natural features of the existing site together with provision of transport and parking facilities will place the regeneration scheme into a category of significant importance regarding pollution (environmental awareness), traffic connection / reduction, localised employment and structured growth with sustainable solutions for the existing rural settlement and community.



LIVE - WORK

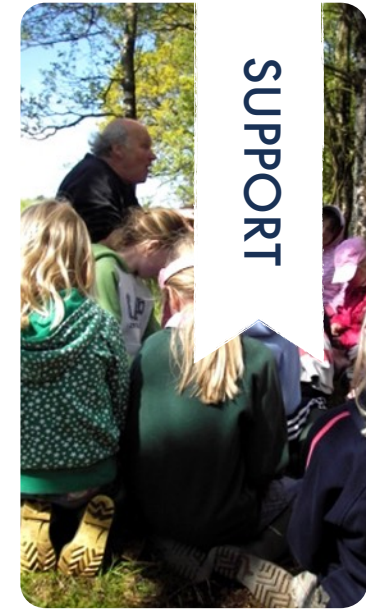
AFFORDABLE HOUSING

The regeneration scheme, we strongly believe, has to include a sensible degree of live-work housing with a clever additional element of 'short term' overnight stay accommodation by way of 'tiny house' accommodation.

Housing needs and accommodation will fit and be consistent with **National Policy and core strategy for housing** that satisfies a balance of family homes as well as single family homes and single persons over 65.

The reason why ABNL suggests this is because creating a 'cottage industry' style hamlet of affordable live-work houses will bring long term social solidity to the community. We believe this style of 'housing' is attractive also to the active elder community who are looking for resettlement to downsize without losing independence and engagement with their community.

EDUCATION



SUPPORT

Providing a facility that caters for 'new style education' would attract nursery age to apprentice teenagers, providing woodland schooling through to alternative curriculum facilities for key stage 2, 3 & 4 school students.

The reason why ABNL believes education facilities should be included is to assist the increasing pressures we are facing due to population growth, movement and changes in the demands placed on our young adults of the future.

We believe that creating additional 'spaces' for alternative and creative curriculum education at key stage 3-4 students as well as providing nursery / primary spaces is fundamental.



Housing needs and accommodation will fit and be consistent with National Policy and core strategy for housing that satisfies a balance of family homes as well as single family homes and single persons over 65.





ILLNESS AVOIDANCE

Inclusion of **Food and Nutrition** would be in the form of an eatery that can supply both day visitors and working residents. In addition to a standard eatery (café/restaurant) we feel the inclusion of a facility that would provide opportunity for local employment and education in the field of health and nutrition would be considered.

The reason why ABNL believes wellbeing and illness avoidance facilities should be included is because there is a trend emerging in the field of self help when it comes to health wellness. The internet is making the availability of 'alternative ways' to sustain good health to many families. Creating a 'Nature Health' facility would enable the local community to enjoy this essential service whilst relieving services from the existing health provision.

HEALTH



Designing any community there has to be an allowance for **health (or ill health)** services to the people and community.

There is an increasing belief and understanding that the 'nature' that we are surrounded by has a great deal of input when it comes to balanced health of the human being. Be it physical or mental, disability or just age there is now a need to facilitate and provide simple facilities, products, time and services to promote 'well being through nature'.

The reason why ABNL believe Nature Health facilities should be included in all regeneration schemes is because of the growing trend towards the use of 'nature and natural' cures for illness. A 'Notice Nature' 'well health' facility, with collaboration with local health services would provide support for specific local needs for now and in the future.



CREATIVE LIFESTYLE

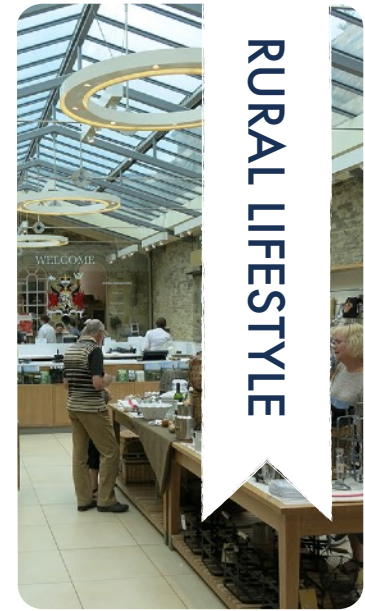
PURPOSE, ENGAGEMENT, RESPONSIBILITY & RECOGNITION

All age groups must be catered for in a regeneration scheme, especially if it is one that would be of service and value to the whole community. Including **Arts, Music and Sport** in a range of facilities will attract, and satisfy all age groups and demographic.

The reason why ABNL believe arts, music and sport are an important consideration is because the location of any site could facilitate these 3 activities. It also provides community services that can work with local schools, elder groups, and professional organisations.

The high profile image of these 3 activities can be very beneficial from a marketing and social support point of view.

CONSERVATION AND RURAL LIFESTYLE ENGAGEMENT



The last of the 7 subjects for the rural regeneration scheme to consider is rural conservation by way of a **Nature Visitor Centre**. A centre would be openly available to all societies, organisations and clubs who have their core activities and interests in nature, the countryside and conservation. A centre that can be utilised for events, gatherings, meetings, celebrations, education and more would generate interest from a wide audience of users and supporters with shared principles and values.

The reason why ABNL believe this sort of 'centre of excellence' would be ideal for a regeneration scheme is because it would enable, through collaboration and Joint Venture with Wild Life Trusts and another such recognised organisations, a huge countryside aware audience to meet and enjoy the facility whilst bringing economy, wisdom, expertise, experience and a real purpose to the community.

RURAL SETTLEMENT SUPPORT VILLAGE DESIGN AND CREATION

PRACTICAL WAYS IN WHICH A PROJECT WOULD BE CREATED, DESIGNED AND CONSTRUCTED.



Project creation

It would be the responsibility of ABNL to discuss and establish with the local authorities, the local community and the land owner the concept and long term benefits of regenerating the site and its existing assets, buildings, features and infrastructure.

Principle guidelines would be considered and a comprehensive project would be proposed. The project would normally be dependent on the size and capacity of the nearby settlement, the time frames and financial ability of the project to be funded would be dependent on creating a commercial operating model enabling a fully sustainable Rural Settlement Support Village to be created.

Agreement between all parties that if such a regeneration scheme were to be presented for planning and funding the project would have serious consideration and support.



Design

All design features of traffic, people, buildings, infrastructure, nature, existing features and wildlife will be considered as priority.

Buildings and structures would be designed with **minimal impact**, using frugal innovation. Landscape and natural features of the site would be maintained and enhanced back to original states. Accommodation, domestic public and commercial would be designed with **'building biology'** creating an internal environment for all visitors to experience. Many structures would be built with products and materials whose origination can be traced making the project a leading example of a sustainable, minimal impact community. **Dark by Design** architectural aspects would be integral to the social and security features of the village and its buildings as well as protection of nocturnal nature and wildlife in general.



Construction

The use of a combination of building styles and materials from wood to local stone, will be incorporated. The employment of local services and skills will be included during all the phases of construction. Many of the proposed construction techniques enable a **short build schedule** that reduces disruption and impact during the construction phases.

Depending on the final mix of services, building and infrastructure required for each phase of the scheme the mix of build, domestic, commercial or community would be decided and project management of construction would be geared to enable the earliest possible opening of the most needed services.

RURAL SETTLEMENT SUPPORT VILLAGE OPERATION AND PROSPERITY

PRACTICAL WAYS IN WHICH A PROJECT WOULD BE OPERATED USING THE EXISTING LAYOUT, STRUCTURES AND NATURAL FEATURES OF THE SITE.



Transport and Infrastructure

Existing road network and access points to a chosen plot / site would remain as close to normal / existing. Commercial traffic would be minimal as the nature of the settlement support village would not demand supply from heavy commercial vehicles. Parking issues would be adequately considered and catered for in a access aware and minimal impact design that allows for ease of repair and natural drainage whilst minimising impact on nature and the immediate environment. Cycle and pedestrian routes would be maximised to encourage a 'slow' transport infrastructure. Support form a 'shuttle bus' style service operation from the village and from the existing settlement would also ease traffic form all perspectives on the existing settlement.



Operation: The Village Economy

The overall management of the rural regeneration scheme at a Rural Settlement Support Village may well be managed and administered by the **existing landowner/management team**. However due to the nature and mix of business and commercial enterprise it may be wise to create a separate organisation that has a joint management responsibility for the commercial success of all parties. ABNL has the services to provide a structure that would enable the scheme to be managed without conflict of interest under a **clear commercial prosperity model**. Each of the 7 proposed rural business models briefly explained in this section, would be separately structured and would be contracted and accounted for independently of the other models. This interdependent enterprise model will protect the forces of change and the **economics of success v's failure** of the individual models and businesses within the scheme.



One landlord / management team, with seven rural business models that include a balanced number of participating diverse interdependent rural businesses covering the key needs and wants of the already established community that provide essential opportunity and services to;

Start up businesses, Live-Work Housing, Educational services, Health and wellbeing facilities, Sport, Arts and Music, Food & Nutrition expertise, and specialist rural nature conservation Visitor Centre.



RENEWABLES

A variety of farm-based renewables already provide electricity and heat for on-farm use, sometimes also supplying local businesses and homes in rural communities.

Biogas digesters, wind turbines large and small, solar roofs, solar fields and biomass boilers are all becoming more commonplace in the countryside and they are very much part of the future of the agricultural economy.



CONNECTIVITY

Rural populations will need to be provided with mobile telephony and wireless broadband access, by connecting remote areas to the broadband core networks.

Choosing efficient, cost-effective and fast-deployment technologies-whether wired or wireless networks-will improve accessibility.

FINANCES AND MANAGEMENT

A financial structure enabling funds and financing, retention of land ownership, generation of sustainable incomes, creating a legacy whilst providing essential services and facilities to the existing community.

Existing Rural Sites / Settlements

There are many ideal locations with suitable infrastructure close to existing settlements that could be considered.

Current Valuation / Future regeneration Added Value

Land valuation for such a settlement that is correctly balanced between housing and rural enterprise would satisfy funding and financial support for all applications.

Assets

Existing assets of farm buildings and infrastructure, culture and history would assist in enabling a regeneration project to realise its full potential as a support community to an already existing settlement.

Funding / Finance

A range of financial options are available together with correct business modelling to support any project size. This includes, but not restricted to, commercial financing and personal dwelling mortgages.

Sustainable Incomes

A minimum of 7 interdependent business models can be integrated into specific services and facilities. The correct mix of services and facilities balance economic sustainability and community diversification.

Affordable Dwellings

Any density and mix of dwellings can be created but only in balance with a sustainable enterprise community mix. Correct housing mix from inception enables the sustainable growth of the project in line with current support wants and needs.

Business Enterprise / Operational Value

Commercial enterprise will resonate from every function of the community forming prosperity (value) for future growth / changes. Core principles and strict management will ensure controlled growth and diversity.

Prosperity and Legacy

The long term objective of ABNL Settlement Support Villages as a rural regeneration option is to create 'wanted and needed' services to the existing community that fulfil economically and socially the demands of all parties. For the land owner of such a scheme the long term security of land ownership is essential. Increased value and sustainable income will create pensions and legacy for the next generations of the landowner family and families of the community it creates whilst providing enjoyable, vibrant, respected and core essential services to the existing settlement community through Rural Settlement Support Villages.

A photograph of a nest made of straw containing several golden eggs, which are being held gently by a pair of hands. The scene is set against a dark blue background. The entire image is framed by a white dotted border.

Commercial enterprise will resonate from every function of the community forming prosperity (value) for future growth/changes.

CONTACT

THE STORY CONTINUES ...



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