

# A Sustainable Settlement

## Would you like to live in a small sustainable rural neighbourhood?

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- ✓Homes to buy and rent
- ✓A mix of ages and skills
- ✓Some run smallholdings and market gardens
- ✓Some telework from home
- ✓Some work in on-site businesses
- ✓Some work locally within walking/cycling distance
- ✓Some may be retired and with time and skills to help others
- ✓Everyone has their own private space, but can co-operate and help each other
- ✓Make links with local communities and Transition Towns
- ✓Reduce costs, and environmental impact
- ✓Have a great life surrounded by like-minded people
- ✓Your own home, but with shared facilities like co-housing
- ✓Possibly located in South West England or West Wales, but could be anywhere depending on who gets involved
- ✓Using Permaculture ethics and principles to create a people and earth friendly settlement

See over for more details, and visit the web site

[www.epfsolutions.org.uk/eco-hamlet](http://www.epfsolutions.org.uk/eco-hamlet)

**What is an eco-hamlet?** A hamlet is a settlement that is too small to be defined as a village. An eco-hamlet may well have many of the characteristics of an eco-village, but be too small to fit the definition of one. It may also be too small to be defined as a co-housing scheme, but share many features of one. This leaflet is about a project to create an eco-hamlet.

**Why create an eco-hamlet?** For people who wish to live in a sustainable way, with like minded neighbours to share resources with, while having their own private space, it is difficult, if not impossible, to find suitable sites in the mainstream housing market. Land with residential planning permission is very expensive and mostly held by large house building companies, so a settlement on this scale is possibly the largest that can currently be created by ordinary people.

**What would it look like?** The Vision and Ideas pages on the web site go into a little more detail, but the proposed eco-hamlet would consist of a small group of houses, and possibly houses divided into flats. It would have surrounding land occupied by smallholders, making at least a partial living from the land, and where food, fuel and other resources for the settlement are grown. The homes would be occupied by people working on the land, running sustainable businesses based on the site, working locally within walking or cycling distance, and probably retired people who would be available as extra pairs of hands to help out wherever needed. Using the ethics and principles of Permaculture design, it would be a fair and sustainable community, where resources are used productively, nature and people are cared for, and people are able to live happy and fulfilling lives.

**Who would live there?** To buy and develop a suitable site would need a number of residents with money available from savings and the sale of their house. There would also be people with little or no money to invest, but with energy and skills to contribute. There would be a diverse mix of ages, skills and activities, as would be found in any community, but there would be a shared vision.

**Where would it be located?** At this stage it depends on the people who get involved, but would be somewhere in mainland Britain. There is currently a preference for South West England or West Wales, but this may change.

**I may be interested, what do I do now?** If you have internet access, visit and read the web site, and get in touch if you would like to get involved. If you don't have internet access, phone 07908 406197. This project is at a very early stage and ideas will develop as more people get involved, so anyone joining at an early stage will have more influence in the final outcome.

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