

# Ecological Land Cooperative

For a living, working countryside

# Our Mission

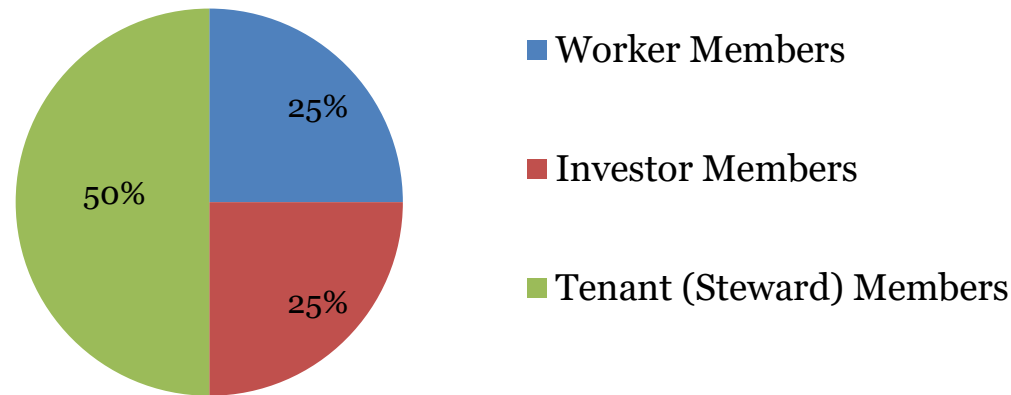
- We create clusters of affordable, low impact, residential, ecologically managed smallholdings.
- We demonstrate that low grade agricultural land can be improved using organic principles.
- We undertake research to provide evidence of the benefits of low impact, ecological agriculture.
- ELC's land is protected in perpetuity for agro-ecological use.



# Legal Structure

- We are a Community Benefit Society registered with the FCA.
- Our Board of Directors is elected by the membership at our AGM.
- We currently have 485 members: 444 investors, 33 stewards and 8 workers.

**ELC Members' Voting Rights**





# Ecological Land Cooperative

## Our Model

- We raise capital through ethical investment, community shares and other fundraising
- Purchase land
- Design cluster of residential smallholdings
- Obtain planning permission
- Pass on only costs, rather than uplift gained from planning permission
- Seek relevant grant funding to keep costs down
- Recruit smallholders
- Monitor sites



# Our Sites

**Greenham Reach, Devon** – Our first cluster of three small-scale ecological farms granted permanent planning in 2019

**Martinsfield, East Sussex** – Two farms established in 2020, a third will be in 2021

**Sparkford, Somerset** – Temporary planning permission pending. Farmers lined up for all three plots

**Furzehill, Gower** – Land leased to local CSA *Cae Tân*. Early stages of planning process for two One Planet Developments (OPD)

**Orchard Park, Cornwall** – Early stages of planning process for three farms. Currently recruiting for stewards to farm them





# Greenham Reach



## Greenham Reach Annual Monitoring Report Year 4

19th November 2016 to 18th November 2017

Report prepared by the Ecological Land Cooperative detailing progress to date against the aims and objectives of our site Management Plan for Greenham Reach smallholdings.



# Ecological Land Cooperative

## Greenham Reach

- Our first cluster of 3 affordable residential smallholdings.
- 3 growing businesses including fruit and trees, vegetables, salads, goat dairy, pigs and herbs.
- Awaiting decision for permanent planning permission
- 5.5 to 8 acres per plot
- Sold for £72,000 (outright purchase or rent-to-buy)
- Greenfield site with shared infrastructure including the barn, rainwater collection system, bore hole, solar power and batteries, and a circular track.





# Monitoring

We are committed to reporting annually to the local planning authority on progress at Greenham Reach and all our sites.

We report on environmental, social and economic impact, including:

- employment and voluntary opportunities created;
- the state of the soils and habitats;
- traffic generated;
- energy and water use;
- waste treatment;
- visual impact





# Monitoring

Our 150-year lease requires tenants to comply with our Management Plan and they agree to ensure:

- At least one member of each household works full-time, or two or more members work part-time, on the holding so that there is at least one FTE worker.
- No subletting, etc.
- No synthetic inputs.
- Conservation of existing habitat.
- On-site renewable energy generation.
- Ensure all new buildings are reversible.
- Sell-on affordably only – at the rate set in the lease.



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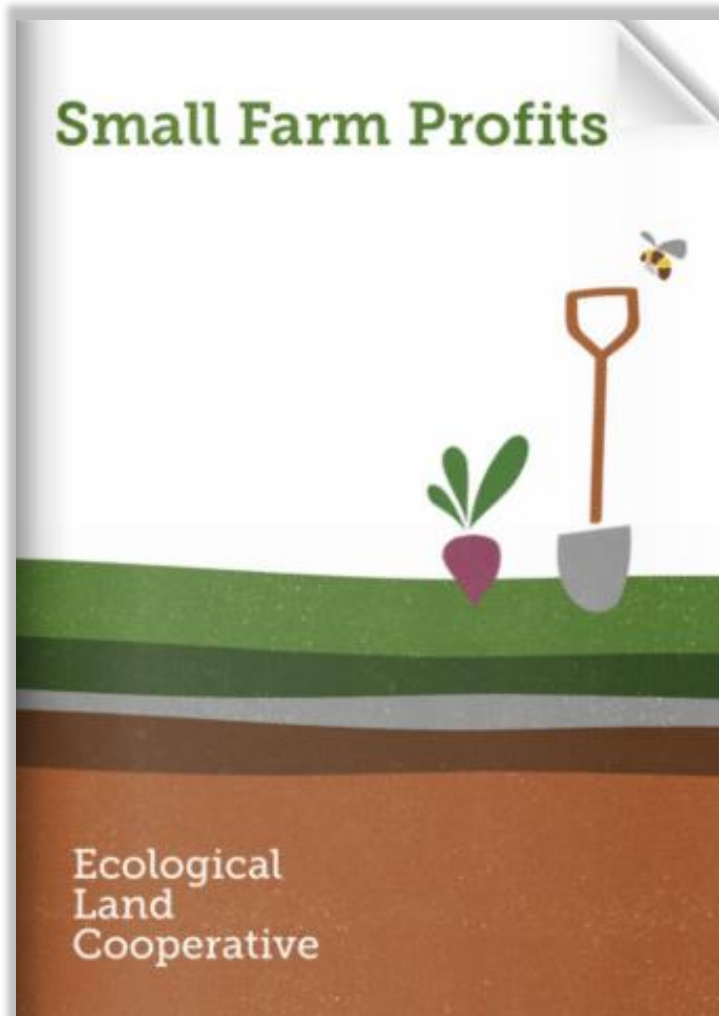
## Research

Small farms do buck the recent trend for farms to get larger in order to survive.

Increasing amounts of research shows that direct sales of premium, organic produce, plus lower costs, together with adding value on the farm, can support good incomes.







## Small Farm Profits

Our new booklet demonstrates that small farms can, and do, make a profit in the UK today.

The booklet provides proof that it is possible to create economically viable, sustainable and highly productive enterprises on very small acreages.

# Our land purchase criteria

- Between 5-30 acres
- A price under £300,000 in total - So over 10k/acre would need other very favourable criteria to go with it
- Reasonable, cultivable land
- Ideally flat ground, or South/South Westerly aspect, but some or all must be level enough to allow market garden type enterprises; i.e. limited or no steep slopes!
- Mains water connection on site or verifiably near proximity
- Direct vehicle access off the road must be possible
- No buildings – due to the price increment that normally entails
- A place where development would not seriously affect the visual amenity of others
- No overage, claw back or uplift provision



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**THANK YOU**

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