

We believe Boringdon Park, Plymouth is the right location to create an eco development that has:

The highest ecological specification in the world

**The most advanced educational system in the world
Europe's largest and foremost eco business hub,
with 100 eco businesses and 500 eco jobs in the first 2 years**

**The specifications of the proposed development will bring
Plymouth recognition as England's, if not the world's foremost
leader in ecology**



A modern straw bale house

This planning proposal represents an evolution in thinking for developments. Its primary function is not to make maximum profit through high density housing with a thin veneer of 'green wash'.

The intention is to create the world's most advanced ecological development, setting the new global benchmark; green, affordable and easy to replicate.

Project Location – Boringdon Park, Plymouth on 397 acres of land.

Why Plymouth?

- Plymouth has a forward thinking council who have already given approval to a small eco village...green is the future, it's the industry to develop and invest in now; with two eco villages, lots of businesses, and an environmental education centre, Plymouth can become the UK's green capital.
- Devon already has more cob houses than any other county in England. With this development it will have more straw bale and earth built homes as well.
- Plymouth has a need for housing and jobs.
- Plymouth is in the running for the £24 million 'Future Cities Demonstrator' prize.
- Plymouth is on the tourist route to the Eden Project and can tap into that trade.
- This development would rival the Eden Project as a top eco tourism attraction.
- Devon is already on the map as the county where the Transition Town Initiative started.
- Plymouth sits within the area of Britain most suited to Photovoltaics.
- The Council Leader said of the other eco village: "This is a really exciting project where we are driving the green agenda. By working with CornerstoneZED we are putting Plymouth at the forefront of the eco homes industry, creating new sustainable jobs and encouraging green businesses to use Plymouth as their base. This is exactly the type of innovative technology we need to develop."



Living sustainably, the world's first 'post transition' community; bringing the global Transition Town movement full circle and home to its Devon birthplace.

Providing a 'new build' model for how a fully transitioned community could look.

Internationally recreating itself - a not for profit company

A Landmark 1st of its kind development, setting the standard for the future and bringing international recognition to the Planning Authority that pioneers this project. People from all over the world will be coming to study, copy and incorporate the futuristic standards used on this development.

KEY POINTS

Specification - The highest ecological specification in the world.

Energy

- A net producer of energy. No energy bills.
- No heating required, due to the extremely high insulation values.

Tourism - Creating a world-renowned site for eco-tourism on route to the Eden Project.



500 electric cars - 1 for each home/ business, making Plymouth the first place in the world to start the switchover to electric cars.

Creating a Centre of Alternative Technology and Ecological Studies - and a conference centre, surrounded by a living example of ecological development, as well as a Health Centre and Spa.

Investment in jobs

- £15 million will be invested, creating at least 500 eco-jobs - 100 Eco Businesses.

- We have approximately 20 people working on fuel cells and other forms of renewable energy, who will come to live, work and collaborate here to create a centre for renewable technology. As the developer I will financially support them. One of these people has designed and sells a fuel cell that cuts a car's fuel use by 50%, using water.

Reducing the cost of living by 1/3rd.

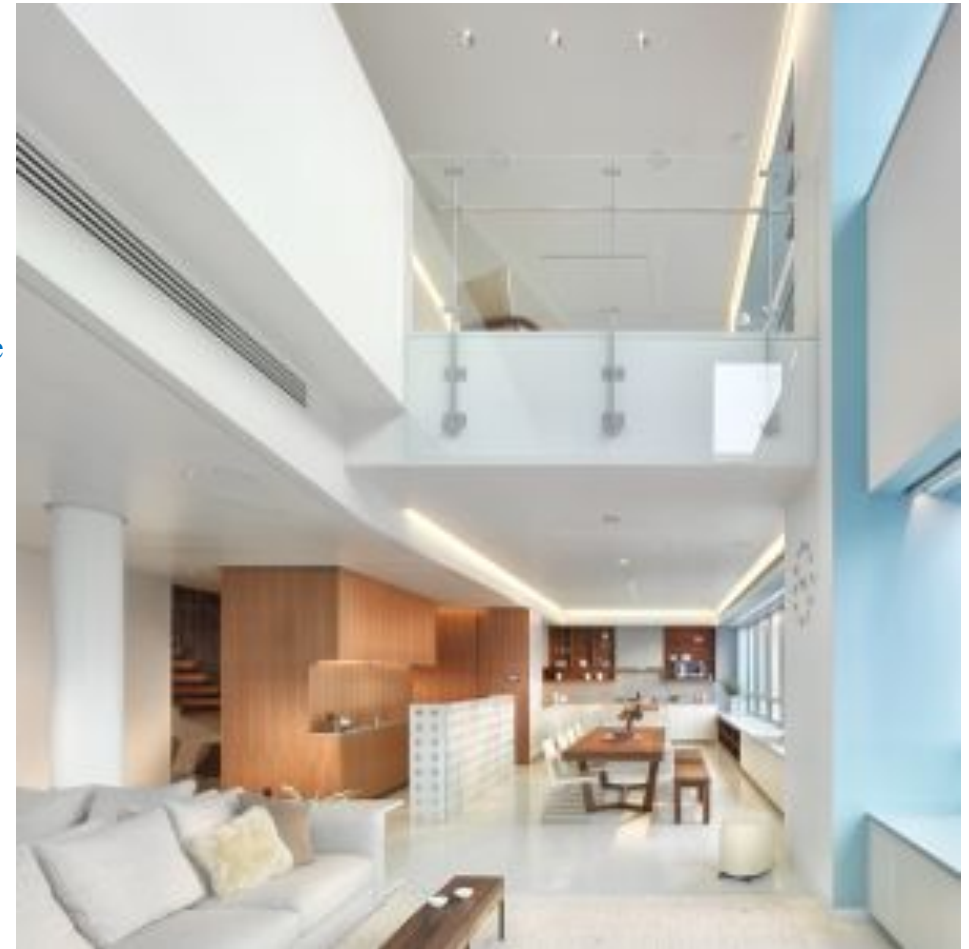
- By creating new financial structures that support people. Self build helps homeowners as it is 50% cheaper to build and VAT is recoverable.
- We have designed a 3 bed home to PassivHaus standards for under £40,000, using local materials; creating homes that have the lowest cost of build and the highest insulation values. We will have our own building materials supplier on site, bringing down the cost of building materials by at least 20%.

Grow your own

- On these large plots, residents will be able to grow twice as much food on site by Permaculture methods, than could be grown conventionally.
- Large plots of up to 1 acre allow sufficient space for a family home where you can grow food, have a reed bed filtration system, a separate guest studio to accommodate tourists and students, a fruit orchard, trees for coppicing and for wildlife, bee hives and a wild area set aside to ensure continued habitat for existing wildlife.
- Creating 1 metre of soil in a year - average farm soils are 10cm deep, much of the original soil is infertile and has been washed away. Food grown in 1m deep bioactive, chemically free soil would be delicious, mineral rich and very healthy.

The most advanced educational system in the world –

- Will be created on this site, based on the Russian Kin's School.
- In time most 18 year olds will have passed a university degree with a high grade.
- Some will have a master's degree.
- This educational system will save 16-18 year olds from being unemployed with no hope of future employment.
- Instead, they will be the most sought after young people by employers.



Time line of build - all the homes could potentially be completed within 1 ½ years of start of works. As the developer I will complete the infrastructure and the commercial area. Within 1 month of planning being passed, all plots will be sold.

England's largest self build development – the future of housing developments.

This development could help Plymouth win the £24 million 'future city prize'.

Some of the Principal Issues of Concern Relating to Planning:

Traffic Access

- There are two existing access roads to the site;
- One to the east of the farm up Boringdon Hill to access the eastern/northern section of the land, from Boringdon Hill Road. It could handle limited traffic for housing. We believe this could act as the primary road to the proposed 262 houses on the 354 acres. At a traffic movement of 100-125 vehicles an hour this is sustainable for this road.
- Another through the centre of the land, up Plymbridge Road. Widening of existing Plymbridge road with the exception of the section which is bordered on both sides by the golf course.
- Our Traffic Consultant confirms that the 43 acre area at the southern entrance to the site on Plymbridge Road is suitable without change for access to that area. There is also access from Boringdon Hill road to the eastern section this area.

Development Proposal

- 400 Plots - Self build, PassivHaus standard, ecologically designed homes on 262 x 1 acre plots (4,000 sq. m), on the northern part of the land.
- 50 x just under 1/3rd acre plots (1,200 sq.m.) on the southern 43 acre strip
- 88 x just under 1/6th acre plots (600 sq. m) on the southern 43 acre strip.
- Green areas - 35 acres of existing woodland, approx. 10 acres for a food forest - approx 10 acres of village green.
- Creating 100 new eco businesses and 500+ eco jobs in 20,000 square metres of buildings, with a 10,000 sq. m footprint on 2 floors. The upper area for conferences. An internationally renowned natural health centre on a 1 acre plot.
- 15 acres school areas.



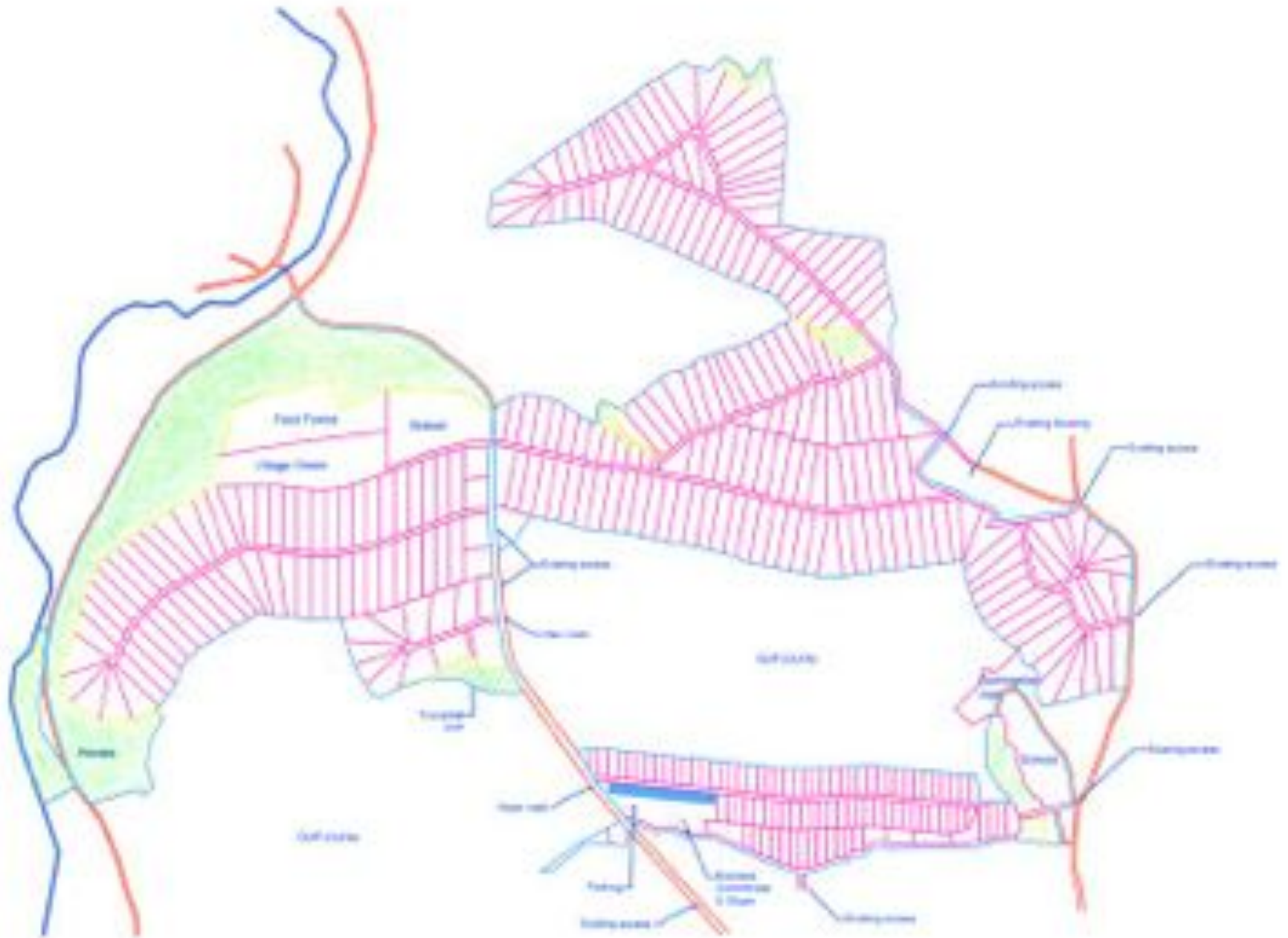


Green view from Dartmoor

- Turf/planted roofs. Solar panels to be visible from the south, so that they are not visible from Dartmoor. Approx 65 trees per acre will be planted. All homes to have living food fencing providing fruit, berries and nut trees/bushes to provide food and make the new housing 'disappear'. All visible northern walls will be painted green.

The outcomes of passing this development

- This development will bring international acclaim to Plymouth for setting the world's highest standard in ecological development. People from all



over the world will come to see it, and councils worldwide will copy its principals.

- Plymouth will be recognised as the world's foremost city of ecology.
- I believe Plymouth to be the ideal location in England to create this development.
- As every aspect of the design and plans is centred around enhancing quality of life, rather than my bank balance, it sets the egalitarian principles of the future.
- As with the largest self build development of 3,000 homes in the Netherlands, the plans of the homes could be incredibly creative and different here, with the proviso that the abundance of greenery and planting of approximately 25,000 trees will make the houses invisible from a distance.
- Many years of discussions have gone by since the Kyoto and Rio ecological summits, with few results. This development could set the blueprint for the future, by creating a living example of the highest ecological integrity, as opposed to all the good intentions, with little results.
- We could enrol the architectural students of Plymouth University to work on detailed plans with the plot owners. The students would be highly employable, having a CV showing that they had worked on 'the future of ecological build'.



Proposed Planning application for 400 Plots - Self build, PassivHaus standard, ecologically designed

262 Plots x 1 acre (4,000 sq. m), on the northern part of the land.

50 Plots x under 1/3rd acre (1,200 sq.m.) on the southern 43 acre strip

88 Plots x under 1/6th acre (600 sq. m) on the southern 43 acre strip.

45 acres of existing woodland retained

Creating approx.

10 acre food forest

Creating approx. 10 acre village green.

Creating 100 new eco businesses/shops and 500+ eco jobs in 20,000 square metres of buildings, with a 10,000 sq. m footprint on 2 floors.
The upper area for conferences.

Natural Health institute

Creating 15 acres School areas

Project Overview: Not only do these sustainable measures make sense, they save and even make money.

- Approx 500 new eco jobs will be created with a £15 million investment, providing jobs for the wider community. On site business centres providing full employment in green technologies and industries.
- Families are able to produce the majority of their food, along with a surplus to sell, in well designed, minimum maintenance Permaculture gardens. A potential 80% reduction in a families' food bill.
- All houses will be self built to PassivHaus standards, using local materials.
- Not a consumer of polluting energy, a net producer and exporter of clean, green energy, which can not only provide all the families' energy needs for the house and car, but also a financial gain from selling back to the grid. No more energy bills, just energy income. Combined heat and power units will also be used.
- Water wise: a minimal user of the existing water systems; a harvester and purifier of rain water. Not a user of existing polluting, chemical sewerage systems; all homes on one acre plots will purify their grey water and sewerage in reed bed systems. Reduced water bills.
- 95% recycling: less landfill; reducing the waste headache of the local council. Low waste will also be achieved through an on-site, packaging free weigh shop.
- Less traffic congestion: residents will largely be employed on site, children will attend an on- site school, food will be produced and sold on site.
- All residents will own an electric car which is included in the sale price of their plot. Longer journeys would be made using a Hybrid car from a rental pool.
- Through Permaculture methodology, more than twice as much food will be produced on the Boringdon Park land than if it were left to agricultural use.
- This is a model that can be easily replicated and adapted to any location.
- Plans for typical examples of homes will be drawn up.
- It will be in the covenant that the plots are not to be broken up and sold on for profit. Instead we request that more than one home can be built on a plot to



accommodate grandparents and children reaching adulthood, creating family domains, rather than homes being bought as speculative investments.

Ecology - Permaculture

- Permaculture is about creating practical ecological strategies - for land, water, buildings, people and communities. It involves developing systems that are resilient, and contribute to environmental, social and personal well-being, and is based on a philosophy of cooperation with nature. The intention is to create a positive contribution towards a sustainable future.
- Designing an ecologically sound and bio-diverse land system - with trees and woodland management.
- Development of soil structures, ecology and conservation - including gardens and farms.
- Community development, organization and building effective learning groups.
- Energy conservation and renewable energy creating real wealth, money & sustainable exchange.
- Every resident on the land will need to have done a Permaculture Design Course, so that everyone has a firm understanding of the philosophy of Permaculture and lives according to the highest ecological standards.

Water

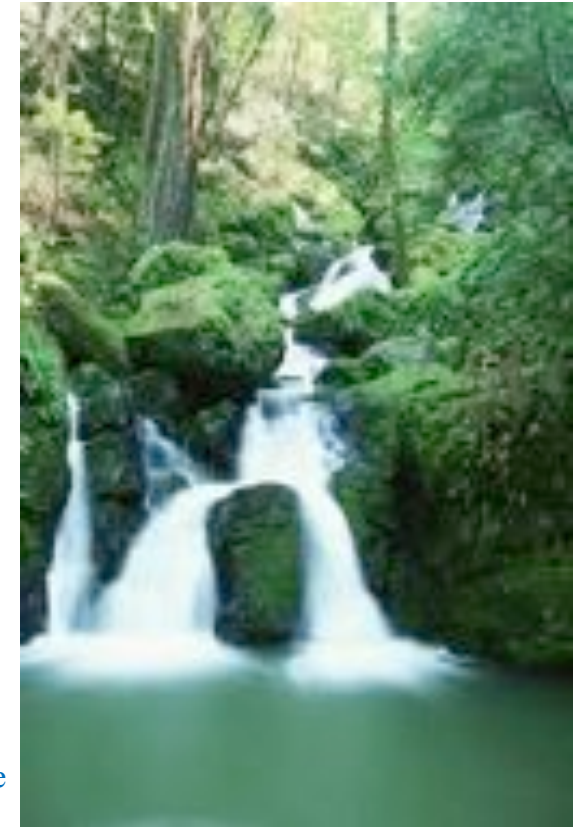
- No chemicals, pesticides or herbicides will be used in food production.
 - Homes will use biodegradable cleaners, soaps, detergents, etc - ensuring no pollution into the ground water.
 - Grey water waste will need the minimum of cleaning and will be re-used in the toilets and gardens. It can become an asset, rather than a waste material that has to be processed.
 - Each 1 acre plot will have its own reed bed system to clean its waste water.
 - All new roads to be made of gravel to allow for full water drainage, which reduces future flooding, slows traffic and makes it safe for pets and children as the sound of cars on gravel is noisy.
 - 1 acre is the minimum size of land to be able to have a reed bed system, to grow all one's own food, a seasonal surplus and to create a family food forest – intensive Permaculture methods will be used, providing most, if not all the food a family needs for generations to come. The smaller plots will also use intensive Permaculture methods
 - Water from the roofs will also be recycled - reducing water bills and usage.

Through Permaculture methods, the land will grow 3 times more food than if it remained a farm.

Permaculture Design

The broad scale design for the land will be undertaken by Darren Docherty, one of the world's foremost ecological designers. He is the world's top specialist in Regenerative Agricultural Methodology.

Darren Docherty's remit is to design the project to the highest ecological specification. He has designed over 1,400



developments, from small holdings up to 1 million acre sites. His assistance will be ongoing throughout the development. He is currently working with 10 million acres of Aboriginal land in Australia.

Trees and Vegetation

- Existing trees will be untouched, and we will plant approx 62 trees an acre = 25,000 trees in total.
- Living Fruit Fences of berries, nuts and fruit for the boundaries of the plots of land and landscaping the communal areas with fruit trees, bushes and edible plants.
- Trees capture carbon, stop soil erosion, reduce flooding, provide fuel for coppicing, timber for building, a financial income and abundant fruit and nuts.

A 50 Acre Children's Food Forest

- A food forest will be created, with many edible foods and something to eat
- It will have every possible variety of nuts, fruits, edible plants, native trees and
- To be designed and maintained by the children, because then they will love it even more.
- Children and adults will be able to show their appreciation by munching their way through it.
- Different types of adventure walks and pathways will be created, with exercise bars, walkways on the ground and in the trees, etc.

Connecting children & adults with the land and designed to appear as a wild, naturally occurring space.

The existing 35 Acre Forest Area on the northern boundary

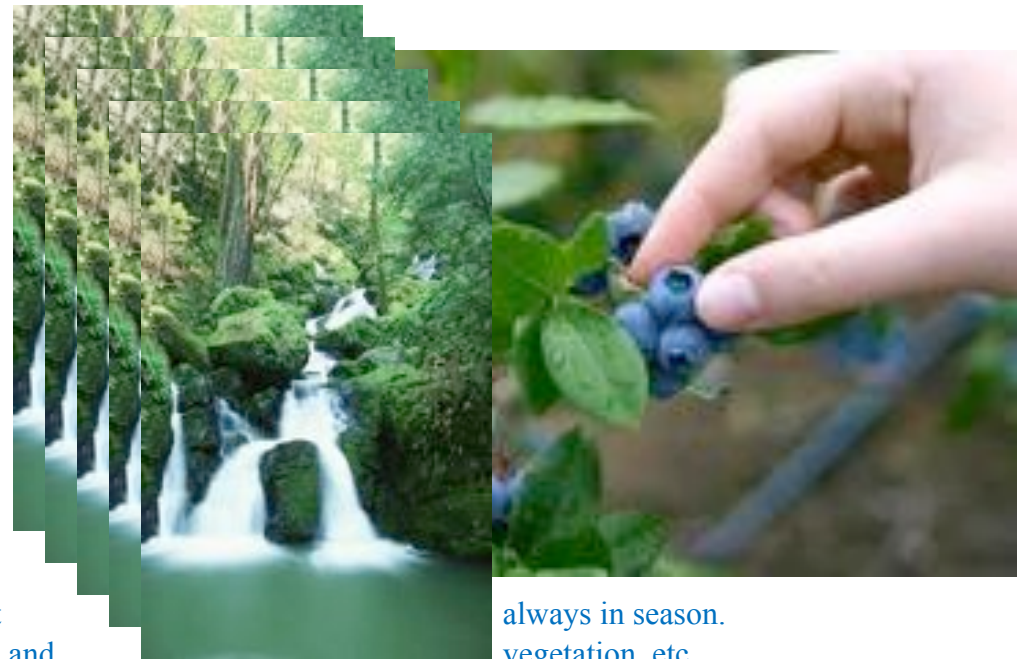
It will be set aside to allow native trees to flourish in this naturally occurring bio-diverse forest.

A Living Example of

- The world's highest ecological standards; not just theories or green wash.
- We believe that this would become a world class best practice ecological site, which will set the new benchmark in advanced forms of ecological developments.

Recycling

- A target of 95% of household waste to be recycled.
- Every kitchen will be designed to have adequate space to sort all waste.
- All shops on site will only use biodegradable starch based packaging.



always in season.
vegetation, etc.



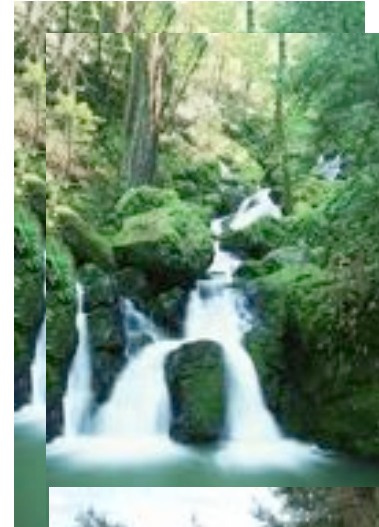


•As there is to be no rubbish collection, this could create a saving on Council Tax.

Future Cities Demonstrator

The recently won funding to test and develop new financial and and supplying energy and transport and housing. Council Leader, Tudor looking at everything we the latest technology and better, more cost- the environment”.

We believe that our to help Plymouth win the £24 million



of £50,000 will enable Plymouth ways of working to reduce the environmental costs of creating water, improving internet access,

Evans said “this is a case of do and seeing if we can harness development ideas and do it effectively and with less harm to

project has the potential

Future Cities prize.

Creating 30 cm. to 1 metre of incredibly rich Soil in 1 year_

In School I was taught that it took 1,000 years to create 1 inch of soil.

Sarah Singla – a French Permaculture farmer has designed how to create 30cm – 1 metre in 1 year;

- **a simple method of creating rich soil,**
- with the minimum of effort - ½ days work,
- no machinery,
- for the price of a bag of seeds.
- This is a potentially huge eco business.

The results of growing vegetables in 1 metre of nutrient rich soil could radically transform non productive and degraded land into productive land producing an abundance of organic food.

This is possibly the best way in the world to create soil, aerate it and remove compaction.

April Cross Radish – 1.3 metres long

Giant Daikon Radishes can be used in no till farming; they reach maturity 60 days after planting. At 1.3 m. long, 3 kilos in weight each, in an acre field they can produce approx 300,000 kilos of organic matter deep into the soil.



A member of the Brassicaceae family, the radishes grow just about anywhere. Their leaves fix nitrogen into the soil & are delicious to eat, as are the flowers. This is nature's way of aerating compacted earth, where plants do all the work.

Allowing them to rot in the earth, for 1 year, adding biochar, compost teas, Mycorrhizal Fungi, compost, etc will create 1 metre of rich, fertile, composted soil. In really bad soil perhaps only 30cm will be created in the 1st year & it could take 3 years to get to 1 metre.

10 cm is the typical approx' soil depth of a farm. It is often of average to poor quality. With time, ploughing washes soil away, kills the beneficial bacteria and Mycorrhizal fungi, while chemicals destroy the land's fertility and pollute the water table, leading to soil becoming more degraded each year.

- **1 metre of rich soil = 10 times the soil and 10 times the quality nutrients** and moisture available to plants than average farm soil provides. A great start for newly planted trees.
- **Vastly enhancing the quality of food** - due to the abundance of fertile soil created by this method.
- Control methods can be set up on the land to verify all these advanced methods of creating soil.
- We will fully trial this method on our land and in the process confirm its validity.

Building Standards and Quality

Energy: **No continually increasing energy bills.** A net producer of energy - through the use of passive gain & renewable technologies including solar, wind, ground source heat pumps, air source heat pumps, etc.

- Not just Zero Carbon, but a 'Negative Carbon Village.' No energy bills through clean, renewable energy.
- We have a team devoted to the development of low input/high output renewable energy systems, that exceed the requirements of the code for sustainable homes.
- The project will use as little cement as possible, as cement production creates approximately 10% of CO₂ production (from embodied energy used), and contributes more towards global warming than all the world's aeroplane travel.

Self Build Homes

- **Approximately 50% of build cost is labour** – self-build will reduce the cost of a home substantially as well as create skills and ecological jobs. It will also be a lot of fun.
- A £60,000 loan provided by us will cover the cost of materials, creating self-built, economically viable and ecologically sound homes. The loan will be added to the mortgage when the house is built.



100% Affordable Housing

- Every human being deserves to have a space to call their own family home, but the current cost of housing prevents many young people from ever owning their own home for the foreseeable future - we have removed the biggest obstacle to housing, eliminating the need for a deposit to buy a home, which will give opportunities to young people.
- Affordable Housing; by selling self build plots below valuation, purchasers will not require a deposit, therefore enabling low income families to own their own home.
- Creating financial security and reducing the cost of living.

General

- All buildings to be no more than 2 storeys high and south facing – with integrated solar panels covering the entirety of the south facing roofs and the rest to be green earth roofs.
- Building materials will be ecologically friendly, low cost and mostly locally sourced – such as straw bale, rammed earth, compressed earth blocks, timber, cob, etc.

All homes to be 'PassivHaus' Standard

- **A variety of ecological buildings of locally sourced materials with Carbon Negative footprints will be built, at under £40, 000. 1/8th of the price** for the equivalent of a typical £320,000 'PassivHaus' (when shipped from factories in Germany and Austria and erected by builders in England).
- The existing airplane hanger, factory production line built homes, of highly processed parts, will be replaced with low tech, locally produced self build homes, which are a lot cheaper.
- We will be using natural, locally sourced materials - such as straw bale, timber, rammed earth, compressed earth blocks, cob, stone, etc. These are a lot cheaper than conventional building techniques.
- This will also reduce pointless transportation costs, emissions, and create local jobs.
- Close to 'PassivHaus' standard homes will create a phenomenal reduction of greenhouse gasses emitted by a family as compared to their emissions when living in a standard British house.
- A 'PassivHaus' home is 55 times more efficient at retaining heat than the average Victorian house - this by far exceeds all Building Regulations, existing building company standards and the Government's ideal for new build homes.
- No heating is required in a passive house; it retains around 99.5% of its heat. They are so highly insulated and meticulously designed that body warmth is all the heating needed.
- On average, English homes consume approximately 20% more energy than Danish homes, which are better insulated.
- A typical British home rapidly loses around 33% of the heat produced by a central heating system - through the roof/ceiling, floor, windows and walls.



(According to a 'London Borough of Haringey report'.)

A £10 million budget will be set aside, at no cost to the residents, for eco-infrastructure.

Reducing or Eliminating Car Pollution

The building materials of this house cost under £4,500

We will bulk purchase 500+ electric cars – 1 for every home and business. They could be purchased at a bulk discounted price and added to a low interest mortgage loan.

A Hybrid car hire company will also be set up, renting cars at very economical hourly rates, for when longer distances need to be travelled.

A new battery in production has been proven to have 2 ½ times as much battery storage capacity at ½ the price of conventional electric car batteries and is currently being incorporated by large electric companies because of this; by 2013/14 Electric cars costing around £18,000 (when bulk purchased), will be able to do 300-400 miles on a single charge and 80% of its battery capacity can be recharged in 40 minutes. **At last they will be worth buying!**

Eco-Business Start-ups with Exceptional Growth of Jobs and Businesses

- £10,000,000 Investment to create 20,000 square metres of low impact buildings for eco-businesses and shops at the centre of the development.
- £5 million investment for business start-ups - consisting of = 100 x £50,000 eco-business loans. At low rates and great terms. To be provided by the on-site Social Bank.
- 6 - 12 months' rent free periods – to encourage new business start ups.
- Rents approx 1/2 conventional commercial rates.
- Free business coaching & weekly mentoring—so as to have a high rate of successful new businesses.
- 100 new eco businesses and 500 green jobs in 2 years are our expected target by the end of the 2nd year.
- The new businesses will also be supported by our start up advisor who has international experience of developing land based businesses.
- The possibility exists of gaining Enterprise Zone Status - so as to get reduced rates and taxes.
- Full employment, including disabled & young people – through the quantity of new businesses.
- Job Creation – everyone will have specialist knowledge - from creating homes to 'PassivHaus' standards - this is a new ecological business that has an enormous potential for growth.



- Like a family, the community would do everything possible to provide full employment, through the many businesses on site, for everyone, especially the young people and the disabled, so that no one needs to be on unemployment benefits.
- We are developing a specialist system, whereby cheap depleted farm land could be purchased and made ecologically sound and valuable – (as described in the Ecology section about creating 300cm. to 1 metre of soil in 1 year). This has an enormous potential for growth.
- Production and sales of frozen wheatgrass juice - is an example of a potentially big eco-health business, using an Australian system that grows it relatively easily and very cheaply.
- Instead of plastic for food containers, etc, there is a product made out of Corn Syrup which is biodegradable in the ground, that we can use instead.

Reducing the cost of living by a 1/3rd

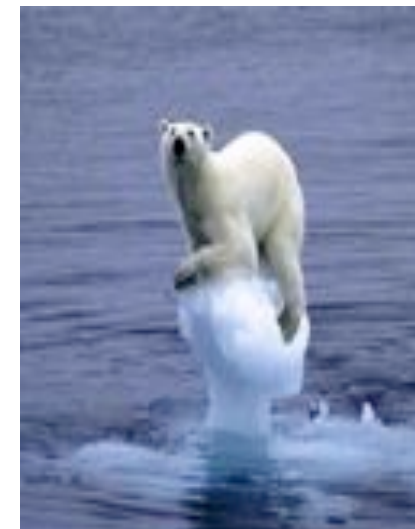
- Council Tax reductions could be possible by bidding for some local services.
- No Electricity Bills, Heating Bills and Waste Water Bills – this will be achieved through ecological design and green infrastructure.
- Some Local Services could be run by the Community - providing better services, for less expenditure than the Local Council would charge - especially in the areas of recycling household waste, etc.

New Financial Systems – a Social Bank will be created, helping to create prosperity for the residents, in ecologically sustainable ways.

- New financial models – We have a top Hedge Fund Manager who will assist us in creating exceptional financial structures including a community bank to help the businesses thrive financially and serve peoples' interests.
- Our Financial Specialists will also help to create new models that help the residents create prosperity, generate income and reduce their expenditure.
- Local Currency Systems – will be set up, which will help to keep money in the community.

Potential Difficulties that may arise in 5 to 10 years time

- Electricity and Gas prices are likely to double
- The economic recession could last until 2022, with real incomes reduced over the next 10 years
- Global Warming, an increase in unusual weather patterns, flooding and desertification will cause food shortages and increase the cost of food.
- The potential doubling of energy costs – due to increasing demand and a **reduction** in easily accessible oil supplies. This will create conflict over dwindling energy resources.
- Emerging nations increasing demands for raw material raising costs globally.
- Population increase - raising demands for food and resources – raising costs.
- Some predict oil will cost \$200 a barrel in 5 years time, or possibly a lot more.
- Food costs could increase by at least 50% in 10 years time, possibly doubling.



Eco-Mall Farmers Market; Outlet for locally grown Food –Health Food

Supermarket & Farmers Market–

- 20,000 sq m of light factory production space will be built, with their own Outlet Shops, for the 100 new green businesses that will be created.
- Many other shops available for new start-ups.
- Offices available for new start-ups.
- Possibly more important than the above, ‘A local meet-up place’ – both addressing issues of isolation in communities, and creating community. This is the space to work together, have local community stores and is an ideal social space.
- Creating an ideal space for businesses to flourish and providing outlets to make and sell products.



Tourism

- Every home can build a semi-detached studio room on its boundaries, that can be rented out for visitors to the site and tourists to stay in.
- Being on the edge of Dartmoor this is an ideal location to create a flourishing holiday homes cottage industry, which will be good for tourism and will provide ancillary income for the region.
- We expect to have many people come to experience and find out more about this community development and especially the school.
- Creating an income from rent of at least £120 week (£6,240 year) - to reduce monthly mortgage payments.
- No hotel or apartment blocks will be built so that homes benefit from renting out their studio spaces.

The Heart of the Community, ‘the School’. Transforming the educational system.

½ hour film of the School: www.archive.org/details/TheSchool

Quote from the Principal of the Russian School, Mikhael Shetenin

“All children (provided that they are mentally sound) are endowed with genius, talent and creativity. It’s important to see that as long as a child’s heart is open, they are a genius.

To awaken their genius, you need to open their heart, remove complexes, tension, and fear. Once these are removed, then we see before us a genius who is already on their right path.”

- **This is the most advanced educational system in the world**
- The latest in teaching technology enables children to learn any subject at an exceptional pace
- A school where a child’s full potential can be realised
- There is no bullying and the foundation of the school is based on integrity.
- The Russian School has demonstrated exceptional results over the last 24 years
- **The school was designed, built & decorated by the children**
- Children study 1 subject at a time for approx 2 months, then they usually pass GCSEs with a high grade and no longer need to study that subject.



Quote from Principal Mikhael Schetenin “Our educational system is unique; we can cover the whole 11 year school curriculum in one year. We have quite a

few cases like that. But every child should progress at their own speed and it doesn't matter whether they finish in 1, 2, 3 or 4 years. The inner growth over that time period is what matters the most. Our experience shows that if a child experiences a dramatic moral and spiritual growth within, then they will have no problems mastering any scholarly subject."

The principal Mikhael Shetenin considers every child to be a genius; being treated like this causes them to be as they are perceived: geniuses.

This is the 1st. time in the 24 years history of this school that the Principal Mikhael Shetenin has agreed to recreate the School.

Curriculum – The children concluded that the adults who wrote the school curriculum and text books did not know how to communicate properly with children. So the children rewrote the whole school curriculum and the text books themselves, making it easier for them to learn and accelerating the speed of learning for other children.

Exam Results, Qualifications and University Degrees

- We expect the School children to have the highest exam pass rate in the world.
- The full spectrum of education - covering Primary, Secondary, College and University education.
- The whole 11 year school curriculum is covered in 1- 4 years.
- The most important thing is personal growth and fostering an environment of possibilities and original thought.
- At the age of 18, most children in the Russian School have passed a University Degree, with a high grade.
- Some children have a Masters degree at 18 – those who choose to apply themselves and study for it.

Eliminating average debts of £40,000 per UK student and reducing government expenditure on education

Quote from the children "Children's thoughts are not cluttered with what they are unable to do; this creates a space where anything is possible for them."

Planning permission for this School would be very prestigious for Plymouth, putting it at the heart of transforming the educational system of the world.

International Vision–In 30 Years, every child in the world could have this remarkable education.

- It is our intention that our first School/eco-village in England will set the standard.
- It will then be re-created in India, Malawi, Brazil, Australia and North America, bringing this to all 6 habitable continents in the following 3 years.
- Planning Gain in 1st world countries will bring in funds to recreate this Project in 3rd world countries.

A village development incorporating the school and the above methods has never been built before and is completely unique. It has the possibility of becoming the **international benchmark** for future standards of **best practice development**.





England's/Europe's Foremost Centre of Excellence for Ecological Technology

A world class centre for green technology - the equivalent of an 'Eco-Green Silicone Valley'

- Eco-Business start ups – our initial estimate is that in 2 years, it will create at least 500 new jobs in this Green industry, which will increase every year.
- We will create a 'Centre of Ecological Excellence' that displays, demonstrates, designs, sells and produces the latest international ecological technology and methodology, which will be implemented on site. Being in a 'hub' it will self generate!
- It will nurture an environment for a flourishing team of Green Architects, Designers, Builders and Social Property Developers – who as a team, design and build ecologically sound developments.
- It will be a great location to purchase green products – especially as people will be able to view them installed in operation and tried and tested locally.

Climate change and the increasing cost of energy are bringing into focus the need for sustainable industry.

Green jobs are the biggest growth area in the future. I expect our project to be outstandingly successful, especially as everything will be based upon living examples implemented on site.

Plymouth would become recognized as a world leader of ecological excellence and development.

A Permaculture College/ Conference and Adult Educational Centre

- Providing a space for further educational studies – teaching, Permaculture courses, ecology, etc.
- A centre for advanced learning for adults and creating many green jobs, where a gene pool of minds who use original thought can collaborate to create a university.
- The latest renewable technology – creating, testing and advancing development to manufacturing and selling.
- University level studies in Renewable Technology, Creating Soil, Reducing and Reversing Global warming & Sequestering Carbon.

A Centre that Advances Health – A space for approximately 60 people on 1-2 week residential stays.

- We are privileged to have an exceptional teacher who will run this, she is from the world renowned 'Ann Wigmore living Food Institute' in Puerto Rico – it is one of the major alternative health systems that people have used to heal Cancer and other illnesses.
- This raw food diet helped Ann Wigmore to heal herself from Cancer - uncooked food is full of enzymes and vitamins. Ann pioneered the usage of



- Wheatgrass as one of nature's great healers.
- A Residential Health Centre and Spa – which would be effective for a range of people, from those with serious illnesses to those in peak health such as athletes.
- Raw diets will be individually tailor made for people, containing foods that have the highest amount of nutrient rich absorbable plant based vitamins, minerals and trace elements. In conjunction with cleansing the body and appropriate exercise, the maximum amount of natural healing can take place.
- Providing the greatest natural support for a body to heal. Several Health Spa Systems will also be incorporated Link: <http://annwigmore.org/>

Ancient Art of the Horse Whisperer

- A 10 Acre Area will be set aside for the wild ponies - which will extend into the 35 acre existing forest.
- Some ways of relating to animals are based upon controlling them for our own benefit - and to the detriment of their quality of life. The IFEAL (International Federation of Equine Assisted Learning) approach - transforms our relationship into one that is mutually beneficial – especially because the horses live in a wild herd environment.
- The ancient art of the horse whisperer – creates a connectivity with wild animals that is very beneficial to humans. A whole therapeutic practice of healing war veterans through the interaction with a wild herd or horses, has had remarkable results.
- This will also be a tourist attraction. Website - www.ifeal.me

In Summation

A blueprint for the future, an evolutionary project, transformational in the areas of

- Creating jobs, ecology, education, community, eco-villages, agriculture, finance, health, and transforming our relationship with animals.
- The combining of all of these methods together, increases the potential of each individual method.
- Each aspect has been designed to the highest specification practicable

As a body that is missing an organ slowly fails, or malfunctions, or dies

- A development missing any of these vital co-dependent parts would also fail, if one aspect was missing.
- Because of this, to achieve its highest potential, this development has tried to be whole, complete & in integrity in all its constituent parts.
- Every aspect we could think of to enhance the quality of life, has been considered, designed & included to create a development worth building.



PROJECT TEAM

Project Leader Humayun Khan – Property developer

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Neil Emery – LHC Architects

Over their 20 year history, LHC has been recognized on numerous occasions for the quality of their architecture and urban design, their technical delivery and graphic communication for everything from sub-regional studies to housing developments to contemporary university buildings.

Website: <http://www.lhc.net>

Christian Kyriaco – Feng Shui, Vastu and Geomancy Consultant. Website: www.kyriacou.com

Mikhael Petrovich Shetenin Principal of “The Kins School” Tekos Russia

Under his guidance the students/graduates, with their 24 years of this extraordinary Education can recreate this school.

½ hour film of the School: www.archive.org/details/TheSchool

Tanya Moore – Integrating Modern, Western Educational Techniques with the 'Russian Kin's School' An example of her work is - 'Learn a new language up to GCSE level in 5 days'. She will combine modern western educational techniques with the Tekos Russian School Curriculum to make it even more ahead of its time.

Website: www.tanyamoore.co.uk

Darren Docherty – Keyline and Permaculture Designer

The originator of “RegenAg” he is recognized around the world as being a leading figure in the Regenerative Agriculture movement. He is the world’s foremost designer of large scale ecologically designed Permaculture projects and has done over 1,400 Agricultural land projects from smallholdings to 1 million acre farms.

Website: www.regenag.com

Sun Tui – “Horse Whisperer” – Director of the IFEAL International Foundation of Equine Assisted Learning Epona Approach

Website: www.ifeal.me

Caroline Marin – Teacher at the “Ann Wigmore Living Foods Institute of Puerto Rico”

She has practiced the living foods lifestyle for 9 years and is an experienced teacher. She will create and run the Health Spa.

Sarah Singla, a French Farmer - who is pioneering the world’s most advanced system of soil creation - how to create 1 metre of rich quality soil in 1 year, by doing 1 easy days work, without any machinery and for the cost of a bag of seeds.

Barbara Jones – author of ‘Building with Straw Bale’

She is probably England's foremost Straw Bale Specialist. Website: <http://strawworks.co.uk>