Duneland Ecovillage: Models of Development

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WORKING PAPER SERIES – WP3b

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**Foreword**

This paper forms part of a set of academic outputs associated with on-going research on resilient and sustainable communities. The focus is on the transformation of four specific localities – Lochgelly in Fife, Scotland’s Housing Expo at Milton of Leys Inverness, Duneland at Findhorn, and Gartcosh & Glenboig in North Lanarkshire – each seeking to become a ‘sustainable community’. In each case they have explicitly articulated, in their own terms, a vision of sustainable community and have been working towards their vision over the past years (up to a decade).

The notion of a ‘sustainable community’ has been a defining element of change in each of the case studies with a vision of such a community being articulated explicitly and been the focus of transformational working over the past years (up to a decade). Specific initiatives have been used to bring about elements of transformation required to meet such a notion, mobilising resources within the community and from outside, and generating to varying degrees a shared ownership of the vision of the future.

Through an examination of these local experiences, our research contributes to key insights into the conceptualisation, utilisation and delivery of sustainable communities, seeking to:

i) clarify the conception and definition of a sustainable community within local contexts where communities have undertaken initiatives with the explicit aim of creating (more) sustainable communities;

ii) examine the articulations of this local vision as a result of a process of envisioning involving different stakeholders and within varying developmental process;

iii) explore how such local conceptions relate to generic accounts of sustainable communities which more widely used in policy making; and

iv) consider the value and role of a local vision in providing leadership through guidance, direction and involvement in achieving local aspirations for a sustainable community.

As part of this series of papers, we have set out in an introductory Research Context Paper the research context and questions, and alongside the working papers (WP1-4) based on each case study, we have explored issues and contributions to the wider discussions on resilient and sustainable communities research (WP5-7).

For each case study, two papers record first the context and initiative in each locality, addressing objective (i) above, and second the stages by which the initiative developed and progressed, addressing objective (ii). Further papers address objectives (iii) & (iv) and contribute to additional papers for academic journals.

The Working Paper Series is published online at [www.resilientcommunities.weebly.com](http://www.resilientcommunities.weebly.com), and a summary table of papers in the series can be found on the back cover of this paper.
Introduction

This is the second working paper exploring the development of ‘vision’ of sustainable community as part of the ecovillage at Findhorn, Moray. The first paper (WP3a) described the genesis and context for this exhibition of sustainable housing, highlighting the vision statement within the Urban Design Statement. It, like many other studies worked with the notion of a ‘single’ vision to encapsulate the local notion of a sustainable community in the context of a transformational initiative. The importance of such a vision – variably termed a guiding vision (Flint, 2013) or strategic vision (Hodgkinson, 2002) or vision statement (Kantabutra and Avery, 2010) - is underlined in many change management accounts as providing direction, guidance and shared ownership. Effective visions are noted for their conciseness, clarity, stability and abstractness, the absence of which is viewed as undermining effective transformation and co-production (Rafferty and Griffin, 2004).

Our starting point for this paper and for the research project as a whole is that the notion of a single vision is too simplistic. Rather, in each of the case studies examined, there has been either a set of visions or a process of envisioning where visions have been created and articulated, revised and re-presented. Here we explore the different documentary accounts of vision to provide illumination on (i) the process of envisioning used by participants to articulate their notion of a sustainable community and (ii) whether multiple visions rather than a single, shared vision has existed in developing the sustainable community.

This paper explores the origin, formation and implementation of ‘vision’ within the context of the specific initiative generated by the community in the Findhorn Foundation for a Duneland ecovillage. Our objectives are, firstly to examine the emergence of the ‘vision’ of a sustainable community which has then guided transformational actions as expressed through public accounts of vision, delving more deeply into the envisioning processes which generated this vision and, secondly to consider the extent to which such a vision has itself changed through the process.

To achieve this we have examined the public articulation of the vision and envisioning stages, recorded in documents associated with planning, and with internal decision making within stakeholder groups. Such accounts are inevitably partial (the outcome of each stage of deliberation) and not neutral (published purposively) and offer an incomplete account of the full envisioning process with debate and differences unrevealed in such account. We acknowledge that while interviews with key actors and more probing accounts not open to the public could offer us as researchers deeper explanations and understanding behind the public articulations, such information would not be available beyond those directly involved with decisions and discussions. Given our working assumption that visions are purposeful, designed to engage a wider audience beyond those involved with its construction, the focus needs to be on articulations of vision designed to achieve this – whether that be on the basis of open access to all or to ‘speak to’ a more narrowly defined audience beyond those directly involved in writing the statement of the vision.

This paper is structured into three sections – the first summarising the timeline along which a vision has been formed, articulated and (re-)presented. The main section of paper explores a number of key points at which this articulation and representation of a sustainable community has been shared with stakeholders and (sometimes) more widely. At each point, we analyse the vision in detail, exploring not only the evolution from earlier representations, but also the key actors and influences
which have shaped each articulation. These revolve around the ‘vision’ outlined in Working Paper 2a as the dominant vision, backcasting to identify its genesis, and then working forward to consider the use of ‘vision’ within the initiative.

The final section of the paper analyses this specific case study reveal insights about envisioning, the context within which the vision is articulated, and the role of different actors in taking forward the envisioning process. It also draws out key conclusions which – along similar analysis of the other three case studies – are explored in Working Paper 7 to identify questions which future research needs to address around envisioning sustainable communities.

Our analytical approach, structuring this account

Our approach here is to (re-)construct an account of the envisioning processes involved with the initiative from a range of documentary accounts. Using the vision associated with such initiative (see WP3a) as the centrepoint – in our nomenclature this is V0 – we have traced back from this to the start of the vision, and forward as it has been used as part of the process of transformation associated with the initiative.

We have sought to identify an origin of the idea from, or process through, which the vision statement (V0) has emerged. Such genesis is taken to be a public statement of intent and in each case has brought together different stakeholders to initiate a path of action. At various stages along this path, aspects of the vision have been revealed. These accounts often have a variety of purposes, including to engender and support consultation, to reflect additional partners getting involved with the initiative, and to fulfil requirements within the process of delivery of the initiative. Recognising that these are steps towards a vision, we have identified such statements as developmental – in the nomenclature used here V-x.

Similarly as the initiative and plans have progressed we have tracked how the vision (V0) has been articulated within the follow on documentation associated with implementation. These documents include those within the formal planning process and those which have been disseminated for wider public involvement and information. We use the nomenclature of V+x to represent these.

This paper is structured around our analysis of such accounts, and the envisioning process which is revealed. In the first section, we summarise the documentary evidence which we have used to enable use to construct this account of envisioning, placing this in the context of other evidence, usually documentary, which connects the different visionary points in the development of the Duneland ecovillage extension. Table 1 outlines these. In the main sections, we explore the formation of the vision through a process of backcasting to identify its genesis, and then work forward to consider the use of vision within the initiative and towards a realisation of the local notion of a sustainable community. In the final section, we conclude the analysis by drawing some key insights which this specific case study reveals about envisioning, the context within which the vision is articulated, and the role of different actors in taking forward the envisioning process. In Working Paper 7 we use this account along with those of the other three case studies to draw out wider insights and to identify questions which future research needs to address around envisioning sustainable communities.
<table>
<thead>
<tr>
<th>Timeline</th>
<th>Action</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>Development of ecovillage at the Park</td>
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<td>1986</td>
<td>Bag End Cluster Barrel houses constructed</td>
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<td>1995</td>
<td>Ecovillages and Sustainable Communities conference at Findhorn and Foundation of GEN</td>
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<tr>
<td>V-2 April 1997</td>
<td>Formation of Duneland Ltd and purchase of 7400 acres land adjacent to the Park (FF had declined)</td>
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<td>1998</td>
<td>Duneland contribute to cost of new entrance to the Park</td>
<td>Field of Dreams 40 plots sold &amp; eco homes constructed</td>
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<td>2000</td>
<td>170 acres put into Findhorn Dunes Trust – first joint project for Community/Findhorn Village</td>
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<td>Sep 2000</td>
<td>Park development plan proposed</td>
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<td>Feb 2001</td>
<td>Ekopia Resource Exchange Ltd registered as Industrial &amp; Provident Society</td>
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<td>2005</td>
<td>Findhorn Hinterland Group formed to manage buffer zone between residential and wilderness areas</td>
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<td>2006</td>
<td>Ekopia registers as a 'rural housing body' with Scottish Government</td>
<td><a href="http://www.ekopia-findhorn.org/housing.shtml">http://www.ekopia-findhorn.org/housing.shtml</a></td>
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<td>2006</td>
<td>Duneland land sale to Soillse co-housing project (1/3 proceeds to Ekopia)</td>
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<tr>
<td>Sept 2006</td>
<td>Finalised Moray Local Plan published including masterplanning requirement for Findhorn development area</td>
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<td>V-1 2007</td>
<td>Gaia Architects develop masterplan for Duneland Ltd</td>
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<td>Feb 2008</td>
<td>Outline planning approval granted</td>
<td>Moray Council 2008 (07/00765/OUT)</td>
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<td>Nov 2008</td>
<td>Local Plan Adopted</td>
<td>Local Plan exerpt</td>
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<tr>
<td>Sept 2008</td>
<td>Application to SSCI</td>
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<tr>
<td>V0 June 2010</td>
<td>Phase 1A Brochure by John Gilbert Architects</td>
<td>John Gilbert Architects (2010) Duneland ecoVillage Phase 1A Concept &amp; Design</td>
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<tr>
<td>June 2010</td>
<td>Park Housing Cooperative : affordable/sheltered housing initiative</td>
<td></td>
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<tr>
<td>6 May 2011</td>
<td>Detailed Planning Permission granted for 25 house East Whins Co-housing cluster</td>
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<td>Feb 2012</td>
<td>Stewart Milne Construction start build</td>
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<td>April 2013</td>
<td>Moray Council agree Planning in principle for Phase 1B (West Whins) – resident led co-housing</td>
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<tr>
<td>V+1 May 2013</td>
<td>Homes, community area, laundry, workshops and groundworks completed</td>
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Articulating the vision

The creation of the Duneland ecovillage extension of the Findhorn Community has been a long term project, set out as an aspiration by the founders of the community in the 1960s and 1970s, but only realisable after the land was purchased by a specially created social enterprise company, Duneland Ltd, in 1997. Since then the process of envisioning has taken place, resulting in the production of a masterplan for the Duneland area in 2007. This set out a vision of the future for the area (Figure 1) and has been taken forward into construction of the homes in 2013 (see Working Paper 3a for further details on the initiative).

Associated with this process, a number of documents have been produced which mark out stages in the envisioning of the sustainable community development. We have mapped these chronologically in Table1. These include accounts used to provide consultation and communication within the Findhorn community, plans drawn up by architects and other professionals on behalf of the Duneland Ltd team, and those lodged as part of the formal planning process. In addition to these there are other accounts – including those written by individual members of the community, those provided on the community website and accounts by others beyond the Community and envisioning process – which offer additional insights. Our approach has been to draw upon the documentation which has been produced by those directly involved and which has been explicitly designed to articulate stages in the process of envisioning and realisation. Not all documents in the process include aspects of the vision and some provide duplication of earlier visions and thus these are not noted as separate points for analysis; they are included in the table for completion. Our focus in the following analysis is thus on those marked as contributing to the vision (V-x and V+x)

Backcasting the vision

As an extension of the existing ecovillage at Findhorn, the V0 has inevitably been outcome of dialogue and collaboration between groups within the wider Findhorn Foundation Community, whose values it has sought to espouse, and those who have responsibility for development within the Duneland Ltd social enterprise. The origins of the idea of the initiative have therefore to be placed within the context of the values and principles (including sustainable living and design) which are embedded in the existing ecovillage.

V-2: forming Duneland Ltd

The initial articulation of the vision for the development of the 16 hectares was expressed at the formation of Duneland Ltd by its founders, all of whom were connected with the wider community at Findhorn. The founding directors were Jonathan Caddy (still a Director), Craig Gibsone (also a founding director of New Findhorn Directions Ltd), and John Baylis (Company Secretary but replaced with one month of formation by John Talbott on a temporary basis for a month and then Catherine Ogilvie Richards) with John Talbott and Joan Wilmot (still a director) joining the board within the first month of formation on 11 April 1997. The company was set up with 67 shareholders who invested money and, through capping of dividends, ensured that financial returns are made available to facilitate community benefits. By offering shareholders first refusal on property released from sale, they have ensured future residents have active involvement in decision making.
When the company purchased the Wilkie estate which abutted onto the Findhorn community, they set out a vision that its role was “to the three core objectives of protecting beautiful and sensitive dune and maram grass land, developing the Ecovillage at The Park and creating community benefit through all aspects of its work” (Duneland Ltd website, accessed 22.5.13). The designation of an area for development alongside the management of dunelands (through a gift of this area to the Findhorn Community Trust run by the local communities) and the woodlands (through a separate management project jointly run with the communities based Findhorn Hinterland Group) defined the spatial extent and geographical location of the sustainable community initiative.

However, although there had been a long held desire to develop this area as part of the wider Findhorn community, giving it space to expand, this was never articulated as a shared vision (but see Walker, 1975 who expresses the ‘dream’ for development of the area). Thus when Duneland Ltd bought the land, no vision for its development was documented and shared. Indeed it took three years for plans to manage the other two environmental elements to be agreed and put in place. At that time, in 2000, an outline development plan of the remaining area identified possible zones within what was termed by the community The Magic Triangle (Figure 2).

In relation to the ecovillage extension, they set out the aim of enabling “the continued development of the ecovillage project of the Community to achieve its fullest potential through physically linking the various parcels of land already involved and making additional land available for appropriate forms of development” (Duneland website). In the next few years, Duneland Ltd supported other small scale developments by the Findhorn Community, including allowing the soak away from the waste treatments works on its land, contributing to a new entrance to the Park and traffic systems.
and the development of the windfarm on its land but no plans for the area were produced.

V-1: developing a masterplan

Nearly a decade after land purchase, the vision of the ecovillage extension was expressed within a masterplan for the area purchased by Duneland Ltd for such a development. This process, undertaken by Gaia Architects of Edinburgh, marked both a major step forward for the community and a significant realignment of activity. The masterplan laid out the locus and proposed density of housing and the separation of the area into zones (Figure 3) and the process of its production identified key principles within the vision – including co-housing development, a develop-led project with Duneland Ltd as the developer, the option of phased development, inclusive community supported through affordable housing

Figure 3 : Masterplan vision (Gaia Architects, 2007)
Figure 4 – contributing components of vision (v-1)
The generation of this masterplan, its components and the principles were informed by a number of different experiences within the community and conditions externally.

The principle of co-housing had been adopted within the Findhorn community as reflecting both a more sustainable and communal approach to living. Some members had been strong advocates of this and development proposed in 2005 for the Pineridge West area explored how to deliver this as a novel form in Scotland. In 2006 Duneland Ltd supported the development of a 6 home co-housing project within Findhorn through sale of land, and in turn gifted a third of the sales price to the newly registered rural housing body (Ekopia) to provide housing support to the residents. The Soillse scheme was planned and designed by an architect within the community but was built by external contractor. Although originally planned as identical, with each home owner specifying their own design elements within the external design frame, each house is unique; a process which extended the build time and costs. The cooperative components extended also to the share heating system (wood pellet boiler), fed by cable from Findhorn wind farm park and links to the Park sewage treatment system.

The attraction of this form of shared development was reinforced by the tensions created around an alternative approach of land purchase and self-build which had been the basis of the 40 home project on the Field of Dreams development within the existing community area. This was a major part of the ecovillage project, with each individual home being a self-build within ecological and sustainability principles. There was collaboration in supporting self-build and shared facilities and services were developed, including wind turbines, solar panels, and sewage treatment systems.

The Field of Dreams project also underlined the value of two other elements of the masterplan vision. First, whilst the self-build approach in the Field of Dreams created diverse architecture and innovation in design (much celebrated by the community) it also made integration of home and nature more challenging. The notion of a single designer and developer was a response to this in the masterplan. Second, the owner-occupation model of housing was viewed as putting the communal approach to living at risk, by differentiating between those members able to raise capital to buy the plot of land and those unable to do so; a division reinforced by the subsequent capital gains when houses were sold on. The developer-led approach and the inclusion of affordable housing reflected the community’s concerns in these two areas.

Achieving this – and in particular achieving the financial resources to realise these elements of the vision – required a greater degree of integration and planning than had been the experience of the Findhorn community to date. From its origins, housing and facility development have been largely individual and piecemeal, albeit within a strongly shared sense of vision and values. By August 2006, the community had been discussing the need for a more integrated development plan both for the Findhorn community and the dunelands (Findhorn Foundation Fellowship Newsletter, Sept 2006). Consultation within the community on plans was held in September 2006 including debate over the density of housing, and plans for a community development company to oversee and facilitate construction of affordable housing (on the advice of Giles Chitty, former chair of Foundation Trustees and current colleague Peter Holden).

Such internal dialogue was however also shaped by conditions externally, and in particular the increasing attention been given by Moray Council to positioning development in the community within its local planning process. With the expansion of its land holding and the larger scale of
housing development being considered, inevitably Duneland Ltd would have to seek a more coordinated approach for planning approval. The finalised version of Moray Council’s Local Plan was published in September 2006, and it indicated in its settlement statement for Findhorn that:

“area to the north of the disused runway extends to 2.85 hectares. The site should be developed primarily for residential use, with a maximum capacity of 40 houses. In association with the residential development, the site can also accommodate visitor and small business activities in the context of the existing mix of uses, which are characteristic of the Park area. A green corridor should be retained linking neighbouring properties, woodland and adjacent dunes.”

The Council also indicated that

“A detailed long term masterplan for the future development of the Ecovillage, with supporting ecological studies, should be prepared by the developer for this site. The masterplan should include the white land to the north of R2, which is embargoed from development within the Plan period. The masterplan will inform future Local Plan Reviews.”

Under the Local Plan, therefore, Moray Council were in effect indicating to Duneland Ltd that a coherent and integrated plan for the whole development would be required if they were to get planning permission for any development.

The masterplanning process involved considerable discussion between the community and the appointed architects held 8 workshops and ‘listening to the land’ processes. This iterative development of the plan underlining the core values of the community whilst adding clarity to the vision for the area. As required by the Local Plan, an integrated development of the site and protection of the wider environs emerged:

- a phased development of the area was planned, with two stages of housing development of different densities being proposed along with associated communal facilities
- with different densities of housing a total of 70 homes were proposed across the site
- the northern area (R2 on the Local Plan) would be protected and remain undeveloped.

The masterplan was submitted to Moray Council for Outline Planning Approval which was consented in February 2008, although – in line the Council’s own settlement statement – approval was granted for 40 homes in total and 8 of these were for affordable housing.

VO – clarifying the vision, designing the community

Following an unsuccessful bid to the Scottish Sustainable Community Initiative in 2008 for support in taking forward the design and development of the initiative, Duneland Ltd commissioned architects John Gilbert Associates in January 2009 to prepare detailed proposals for Phase 1A of the masterplan. They consulted with the Duneland Ltd board, shareholders, experts within the Findhorn community, external experts, Findhorn community and the local Moray beyond to consider the specific layout and plans for 25 homes. Consideration was given to sun levels for solar panels, the provision of cluster spaces of communal areas (and parking), and natural features of the landscape.
Four key elements of the vision (what the architects termed the Park+ concept) underpinned this plan:

- An exemplar of large scale ecological and low energy construction
- Developer led co-housing to deliver appropriate housing stock for present and long-term needs of key workers and others
- Design respond to its natural setting and architectural qualities of the Findhorn Foundation and village
- Range of smaller housing units, including flats and terraced houses
Figure 5: East Whins plan
Figure 6 – components of vision (V0)

- Provision of affordable homes for Findhorn community
- Regulate land use of area
- Maintain open space
- Restricted car access
- Low energy construction
- Exemplar ecological construction
- Design blending into natural environment
- Low density mixed co-housing
- Communal infrastructure
- Provision of affordable homes for Findhorn community
- Housing loans for ecovillage

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- Spiritual community
- Education/work facilities
- Social enterprises

- Duneland Ltd Directors
- Findhorn community
- Gilbert Associates
- Ekopia
- Moray Council
**V+1 – East Whins project**

Taking forward the transformative initiative from the concept and design of Phase 1a has involved gaining detailed planning permission from Moray Council (May 2011), accumulating the funds required to pay for development and contracting the work to an external builder. The process of construction started in February 2012 and by April 2013 the first homes were being occupied with the build of Phase 1A completed a few weeks later.

As the development moved from design stage, it was been renamed East Whins – with the planned later Phase 1B developed named at West Whins. The area is now inhabited with residents in the 13 two and three bedroomed terraced houses and the 12 two bed flats as well use being made of the six flexible units for the laundry, community space and workshops. Of the 25 homes, 4 are affordable units, with the remainder as private homes.

*Figure 7 – Completed housing at East Whins*

The desire to generate a co-housing development has been realised in different ways across the East Whins cluster. The shared facilities of laundry, heating systems, garden spaces and work spaces underline the shared living element of V0, but in addition the co-sharing of housing has further developed the co-housing concept. The Findhorn Friends’ House, one of the two bedroomed terrace houses, has been purchased through shared-ownership by friends outside of the community who can visit and maintain a long-term relationship.

The vision of making this development a mix of affordable and self-purchased housing has been challenging, as raising the funds necessary to secure housing for members of the community who lack the capital require to secure a home directly had required the community benefit cooperative (Ekopia) to provide capital for affordable housing, whilst the Park Housing Cooperative (created by the Park Ecovillage Trust) sought to raise funds from donation, interest free loans, developer contributions and interest bearing loans/mortgages/share ownership. The original intention of 8 such homes was scaled down after insufficient funds could be secured before Duneland committed to the project build.

The notion of ecological build and low energy homes has been a key part of the construction process. Stewart Milne Timber Systems were contracted to provide super-insulated homes using natural materials, with the timber cladding and timber frames from Scottish sources reflecting the
aim to have low ecological impact and natural visual appearance, and solar panels and air ventilation the desire of a passive solar design.

And in architectural design East Whins it has sought to create a socially mixed community, one described by John Gilbert in January 2012 as a new model which could be a lesson for communities across Scotland (Urban Realm, 2012)

**Key stages in developing a vision for Duneland**

The vision and approach to creating a sustainable community at Dunelands is perhaps unique, given the nature of the Findhorn Foundation and community and the existence of the ecovillage. However, the process is less individual, and there are some interesting insights provided by this case study

<table>
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The presence of a vision for the project was evident from the start, drawing on the strong values and visions which are at the heart of the Findhorn community and Foundation. These have been unchanging and at each stage from V-2 to V+1 they have been re-articulated. However in this case study, the presence of new stakeholders from outside of the community has been critical in (i) ensuring that the vision is articulated in a form that moves forward progress towards achieving the development of a sustainable community and (ii) is accessible to others beyond those within the Findhorn community and the Dunelands Ltd board. The absence of such an articulation at the start (V-2) on the one hand generated tensions within the community over how to move forward through an internalised process of envisioning but on the other created rich debate over the core principles of a vision.

Engagement with the planning system was a critical stage in the envisioning process. First, it added momentum to the articulation of the vision for the Dunelands in a form which could be shared within the community and beyond. In particular the requirement laid down by the council for an integrated development plan forced Duneland Ltd to work towards a coherent plan where the vision was present not only in small scale developments but in the whole area. Second by limiting the number of housing units, it focussed discussions by other stakeholders onto issues of how housing density and design could reflect the values and principles contained in their vision. In particular, the expression of the vision for co-housing, affordability for community members and relationship to other aspects of the existing eco-village’s ecological dimensions (in energy and waste) were focussed by the planning guidance.

The scale of development involved in the initiative created new challenges in translating visionary principles into practice. Although there was considerable expertise within the community in relation
to design and building (eg through the self-build development at the Field of Dreams) harnessing this to construct a vision involved external expertise. The commissioning of both masterplanners and architects enabled the envisioning process to be focussed and directed, acting not only as experts necessary to deliver the output (masterplan, design plan) but also as facilitators to enable the stakeholders to reach a consensus or agreement necessary for the process of development to continue.

However in contrast to traditional models of housing and community build, drawing in external financial resources has been a very limited element of the development. In keeping with the Findhorn community ethos, cooperative approaches to funding have meant that funding has largely been internal – generating its own challenges of having to accumulate sufficient capital reserves in advance of starting the build. On the other hand, it has left the community with few debts, limited interest payment and community assets and facilities. However, like the Field of Dreams development, the need to raise so much advance capital has meant that land assets have moved to individuals and issues may still arise when homes are re-sold. This cooperative model is also being used for the current development of the next phase – West Whins – with plots of land being sold from April 2012 to fund construction.

The functions of a vision as offering direction, guidance and shared ownership through clarity and stability, highlighted at the start of this paper are amply reflected in this community driven vision, incorporating strong values and design principles throughout. Whereas architects, designers and developers are often leading the vision for homes and communities, in the Duneland projects this is less evident. The vision has been generated by the community, they have been heavily involved with shaping the development, and in ensuring that the vision is realised. Engagement with outside professionals and the planning system has undoubtedly influenced how the community’s vision has been expressed, but as a developer-led project, much of the leadership has rested with Duneland Ltd. It is evident that despite this company’s close affinity and co-existence with the Findhorn community, at various stages they have had to make key decisions that have challenged that community and it will be interesting to see how further stages of development proceed.

References


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John Gilbert Architects (2010) Duneland ecoVillage Phase 1A Concept & Design


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Moray Council (2010) Planning Documentation 10/00731/AMC: Application made 11 May 2010; decision date 6 May 2011 (Duneland Phase 1A for 25 residential units plus common room; 7 work units etc)


This paper is part of a series of Working Papers that explore four case studies and key issues of envisioning resilient and sustainable communities. Other papers in this series are:

### Research Context Paper: (Re-) Visions of Resilient and Sustainable Communities

<table>
<thead>
<tr>
<th>Case Study</th>
<th>Locality</th>
<th>Working Papers Series</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Lochgelly</td>
<td>WP1a – Scotland’s Sustainable Communities Initiative Exemplar</td>
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<td>WP1b - Envisioning a Connected and Comfortable Community</td>
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<td>2</td>
<td>Scotland’s Housing Expo</td>
<td>WP2a – Scotland’s Housing Expo</td>
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<td>WP2b - Constructing Visions of the Future for Scotland’s Housing</td>
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<td>3</td>
<td>Duneland</td>
<td>WP3a – Ecovillage expansion</td>
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<td>WP3b - Envisioning ecovillage development</td>
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<td>4</td>
<td>Gartcosh</td>
<td>WP4a – Planning Urban Growth</td>
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<td>WP4b - Slotting Urban Growth into the Landscape</td>
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<td>WP5 – Imagining future places: comparing visions from the case studies</td>
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<td>WP6 - Creating sustainable communities: comparing local and generic visions</td>
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<td>WP7 - Envisioning sustainable communities: ‘we’ll know it when we see it’</td>
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The full set of working papers can be found at [www.resilientcommunities.weebly.com](http://www.resilientcommunities.weebly.com)

We welcome feedback and comments on these papers and the academic articles which are being published from this study. We would in particular welcome additional insights from members of these communities or others involved with the generation of a vision of what a sustainable community might look like for them.

Please send comments to r.j.rogerson@strath.ac.uk