



Kings Farm, Longcot

One Planet Peer Review 2018

Project information

Project Name	Kings Farm, Longcot, UK
Project Type	Housing development
Developer	Oxford Advanced Living
Project contact	Martin Pike – Director, Oxford Advanced Living
Brief Description	<p>The site is in Oxfordshire Village of Longcot, a small village with a population of 600 close to the A420 that links Oxford and Swindon. The site is in the north of the village off Kings Lane, specifically the existing pasture adjacent to the residential development leading off Hughes Crescent.</p> <p>The project consists of 15 new build units with 6 affordable and 9 private units and public open space.</p>
One Planet Integrator	Lewis Knight (Bioregional)
Peer Reviewer	Ben Gill (Bioregional)
Date of review	October 2018
Performance	National Leader

Peer-Review Summary


Kings Farm’s One Planet Action Plan has been awarded National Leadership.

Highlights:

- The construction system will deliver highly energy efficient and healthy buildings using local labour and with an approximately 90% reduction in embodied carbon compared to a standard product.
- The developer will establish a management company and incorporate the One Planet Action Plan into its initial remit, the company will then be handed over to residents.
- 40% tenure blind affordable housing
- Commitment to ongoing reporting to learn from the process of delivering a One Planet Community.

Outcome of Peer-Review

<p>Project Sponsor: Martin Pike</p> 	<p>The team of Greencore Construction and Oxford Advanced Living have a strong track record in delivering highly efficient, sustainable and healthy houses, and we are very confident that Kings Farm will meet the high standards that we have achieved elsewhere.</p> <p>On the other hand, this was our first project where we also put a real focus on how we could support the creation of a sustainable community, and additionally we started to work with the One Planet Principles after the design was mostly fixed. We have therefore sought to do the best we can within the limitations of the planning consent, and we are pleased with the outcome. We have worked hard with the local Parish Council and Sovereign Housing, our affordable housing partner, to include them in the process of creating this sustainable community vision, which will help ensure that there is ongoing management of the sustainability features of the project.</p> <p>We are committed to delivering the Action Plan we have developed and will continue to evolve the actions as the project develops. We will also publish at least one report on how successful we have been in implementing the Action Plan and our key learnings and encourage the management company to continue to do this.</p> <p>Overall we're proud of our first real sustainable community project although we acknowledge that we are only just beginning on this journey, and we have a lot to learn! We believe that residents will be able to, and will in fact be encouraged to, lead sustainable lifestyles at Kings Farm, and we look forward to their feedback to help us with future projects.</p>
<p>Project One Planet Integrator: Lewis Knight</p> 	<p>It has been really rewarding working with Martin and the team at Oxford Advanced Living and Greencore Construction. The Kings Farm development in Longcot, despite its rural location and small size is aiming to create a sustainable and low environmental impact housing development. The houses are utilising a local, off-site house builder who will use local labour and low-impact materials to create high-performance and low energy homes.</p> <p>Naturally, there are some areas that could be improved, notably around encouraging more sustainable modes of transport and residents away from their reliance on private cars. However, the developer has shown a real commitment to sustainability and the One Planet Framework. We are all really looking forward to watching the development build out and see how the residents are encouraged to live their own One Planet Lifestyles.</p>

<p>Peer Reviewer: Benjamin Gill</p> 	<p>Overall the Kings Farm development is an ambitious project that addresses all 10 One Planet Principles, exceeding UK best practice against many Principles and performing significantly better than standard practice in all areas.</p> <p>In terms of construction the housing system will bring many benefits in terms of low embodied carbon and low energy demand in use. Additionally, it combines the benefits of off-site manufacture with the local economy benefits of being a local company.</p> <p>The community design does contain communal facilities and infrastructure but does not really challenge the concept of a car-centred development.</p> <p>The team have looked to create a more community focused development and will deliver One Planet information sessions for new residents. A not-for-profit company is being set up to manage the communal facilities and pumping station, the developers will ensure that that the One Planet Action Plan is a standing item on the agenda of company meetings – but ultimately ownership will transfer to the community.</p> <p>I congratulate the team for their achievements to date and look forward to following these through the proposed performance reviews.</p>
<p>Bioregional</p>	<p>We concur with the One Planet Integrator and peer reviewer that Kings Farm has effectively addressed all One Planet Principles and is awarded recognition as a National Leader 2018</p>

Peer Review

Scope and impact

Review	Overall review			
	Comment	Highlights	Opportunities	Rating 1-5
Impact	Small development and all major issues addressed	Detailed consideration given to all aspects of building construction; embodied energy, energy efficiency and healthy materials	Widen scope of services to include the wider community	4
Ambition	Building design elements are highly ambitious	90% reduction in embodied energy 80% reduction in heating requirements	Incorporation of renewable energy into design	3
	Site design is more conservative with less innovation		Consolidation of parking to optimise land use for community and biodiversity	

	Consideration is given to the operational phase, but few concrete commitments are made at this stage	Community management company will be established and responsibility for delivering the One Planet Action Plan passed to this organisation at least initially	Enhanced community facilities	
Transformation	Small projects have a relatively limited opportunity to impact on regulations, but by committing to transparent reporting the project will help grow the industry knowledge of sustainable communities	Commitment to transparent reporting on progress and achievements	Non car-centred design would help promote dialogue about community design	3
Reference	Team have a strong track record in sustainable building construction and clear enthusiasm to deliver a sustainable community			4

Action Plan

Implementation	Overall review			
	Comment	Highlights	Opportunities	Rating 1-5
Health and Happiness	Well addressed at the building level, there are further opportunities at the site level	Healthy construction materials and building operation	Clearer commitments about communal facilities, both hardware and software	4
Equity and Local Economy	The construction system provides local employment opportunities and there is a high level of tenure blind affordable housing	Local materials and construction system	Address fair trade	4
		40% affordable houses - tenure blind		
Culture and Community	The Action Plan focuses on operational actions, there may have been further opportunities to incorporate local culture into the design	Measures taken to create a culture of sustainability	Look to connect to and reflect local culture and heritage	3
Land and Nature	As a greenfield site it is imperative to have a clear strategy to maximise onsite biodiversity. While there is a clear commitment to this at	Clear initiative to engage the community with nature	Ensure connection to biodiversity features on the edge of the site	3

	this stage it is less clear if the proposed actions are sufficient to achieve the outcome		Devise a strategy for measuring impact on biodiversity	
Sustainable Water	Clear strategy to minimise water use	Increased stormwater run-off facilities	Potential for increased rainwater harvesting	4
Local and Sustainable Food	Food growing integrated into the development effectively, but less focus at this stage. No resident engagement about healthy eating	All gardens designed to encourage food production	Maximise engagement about healthy eating through any existing community initiatives	3
		Edible plants included in communal areas		
Travel and Transport	The development's biggest challenge. The location restricts opportunities for sustainable transport options, and the layout accepts that cars will be the dominant mode of transport. There are strategies to promote electric vehicles and car sharing	Electric vehicle charging points and internal bike storage	Development design dominated by car access and parking	2
		Promotion of car sharing		
Materials and products	The construction system should deliver a 90% reduction in embodied carbon, sharing initiatives can be implemented in operation.	Low carbon construction material	Maximise initiatives to promote goods sharing in operation	5
		Healthy construction system and material		
Zero Waste	Resident engagement will need to be looked at	Low waste construction system	Strategies to engage with residents to minimise waste and maximise recycling in operation	4
Zero carbon energy	The opportunities to promote renewable energy options to residents needs to be made clearer	Highly energy efficient building design	Exploration of renewable energy opportunities	3