



Summary One Planet Action Plan



The Springfield Meadows site is in the small Oxfordshire Village of Southmoor, which has a population of just over 600 and is close to the A420 that links Oxford and Swindon. It is approximately 6 miles from Abingdon and 11 miles from the centre of Oxford. The development site is found off Bullockspits Lane to the west of the village. The development has the exciting opportunity to be a global leader in developments that benefit both people and nature.

The site offers 16 plots for custom build options of 2, 3, 4 and 5 bedded homes. Additionally, there are 9 affordable homes, which are being designed and delivered to the same exemplary standards. The homes sit in generously sized plots fronting onto a range of beautiful shared spaces that will include a wildflower meadow, orchard and pond, all designed to help to create a thriving community and to maximise biodiversity.





One Planet Living® is a vision of a world in which people everywhere can enjoy happy, healthy lives within the natural limits of the planet, leaving space for wildlife and wilderness. Ten easy-to-grasp One Planet Living principles provide a framework to achieve this One Planet Action Plan, with stretching but achievable targets set under each one of the principles. The plan is regularly reviewed for progress and updated. It enables all stakeholders creating this new community to plan for, communicate and deliver sustainable lifestyles.

This Plan has been recognised for Global Leadership in One Planet Living by Bioregional. In partnership with Greencore Construction, a low-carbon house builder, Ssassy Property will deliver green, energy-efficient buildings at a lower living cost for residents. Key elements of its One Planet Action Plan are set out under the ten principles:





HEALTH AND HAPPINESS: Homes will be built to ensure high levels of natural light and thermal comfort, using Wondrwall to monitor homes. Residents will be guided on how to operate MVHR systems and how to use their home optimally. An OPL welcome event and communal areas will allow people to socialise and exercise. Annual happiness surveys will be conducted.



EQUITY AND LOCAL ECONOMY: 36% of housing in the development will be affordable. Local tradespeople and companies will be used within the offsite construction process and during onsite and fit-out phase. Local services will be promoted through the welcome event. Through Section 106, £16,926 will be provided to the local district council for local leisure and community facilities, and £7,500 to the local district council towards the provision of public art in the vicinity.



CULTURE AND COMMUNITY: A socially inclusive community will be encouraged through a tenure-blind approach where possible, resident WhatsApp group and supporting volunteer and community groups. The management company will be owned by residents. A culture of sustainability encouraged through an OPL welcome event, management company stewarding the action plan, and exploring linking with the local school on sustainability projects.



LAND AND NATURE: Biodiversity will increase by removing invasive plant species, new tree and wildflower planting, introducing passive obstacles to prevent vehicle encroachment, exploring green/wildflower roofs and new wildlife habitats. Provision of learning resources to educate and encourage support for local biodiversity, encourage and facilitate the creation of volunteering groups, promote local wildlife trust.



SUSTAINABLE WATER: reduced potable water consumption by installing low-consumption fittings and metres and providing water butts. Reduce risk of flooding by installing underground attenuation tanks to absorb rainwater from storms and release it slowly into nearby drainage ditch. A pond will be built. Rainwater harvesting will be offered as optional extra.



LOCAL AND SUSTAINABLE FOOD: Use of veg boxes will be encouraged, with discount arranged with providers. Edible landscaping throughout the site, including communal orchards and herb garden. Food growing guidance at OPL day with community handbook. Composting encouraged in homeowners' manual.



TRAVEL AND TRANSPORT: Super-fast broadband fibre installed for home-office capabilities, secure bike facilities and electric car charging in each home, car-sharing opportunities for residents enabled with an app. Bus use will be encouraged through local bus app and free vouchers in year one. Contribution towards installation of a bus shelter in the development vicinity. Private car usage will be reduced through exploring a communal eBike scheme and engaging local cycling clubs to come to OPL welcome event.



MATERIALS AND PRODUCTS: a culture of reducing and reusing will be encouraged through engaging with Community Action Groups – providing swap shops/upcycling events etc. Explore setting up a communal tool-shed. Reduced embodied carbon of building through using Greencore's Biond system, selecting materials based on eco credentials, and limiting use of plastics in construction.



ZERO WASTE: Residential waste recycling will be maximised through providing accessible recycling facilities. 90% of construction waste will be diverted from landfill by partnering with a waste management company. Oxford Wood Recycling or RAW Workshop will be engaged to take away waste wood. Waste will be further reduced through offsite construction.



ZERO CARBON ENERGY: Houses will achieve Passivhaus level energy performance through a 'fabric first' approach. An air-tightness score of 1 will be targeted (standard practice is 3). LED lights throughout, washing lines or drying frames installed, and high energy efficiency class appliances installed. Net zero carbon will be achieved through PV arrays on every house and air source heat pumps for heat demand. All energy used will be from a green/renewable energy provider.

Moving towards One Planet Living...

On average, people in the UK and western Europe are living as if we had three planets to support us, based on the Earth's capacity to provide us with food, timber and other natural resources and to cope with the climate-changing gases we are adding to the atmosphere. That is why we need to create 'One Planet' communities like Springfield Meadows.

One Planet Communities are found in the USA and Canada, the UK and Europe, Tanzania in Africa and Australia. They include a big riverside city centre regeneration project in Ottawa, an eco-holiday village next to Disneyland Paris heated by carbon-free geothermal energy and two highly sustainable apartment buildings in downtown Brighton. Closer to home, NW Bicester is the UK's first eco-town in Oxfordshire, which also used the One Planet Living framework to structure its plan.

...in a community taking care of itself...

A thriving, engaged, and self-managing community helps support sustainable lifestyles. A community-led management structure will be established to allow the residents of Springfield Meadows to make decisions on the management and maintenance of community facilities, including decision-making on communal space usage. The aim is for this local management body to have a leading role in guiding the community's future, while upholding the integrity of Springfield Meadows as a sustainable, true zero carbon development.

...and delivering multiple benefits for planet and people

Ssassy Property is working in partnership with Bioregional and a range of other local public, private and community organisations to ensure the new development brings benefits, including sustainable travel choices, community cohesion and action; it will absorb some of the regional pressure to build new houses, by providing a climate-conscious and environmentally-friendly development that will ensure residents live happier, healthier and greener lives.

"We are delighted to receive this recognition from Bioregional. Our development will include community facilities such as a wildflower meadow, an orchard and a wildlife pond which, as well as being beautiful, have the additional benefit of nurturing wildlife. The construction of homes will be designed to keep bills low and reduce impact on the planet, in line with the One Planet Living framework."

Russell Govan, Director of Ssassy Property

Ssassy Property is a new and unique property business set up in 2017 and funded by ordinary people to create exceptional projects that are good for planet and people. They focus on the purchase of under-utilised and run-down commercial buildings in town centres to transform them into stylish living spaces which boosts the local economy, and the development of sites for residential development offering custom-build options for residents. Ssassy's work is based in their home county of Oxfordshire and the wider Thames Valley.

They maintain a philosophy of ensuring that their schemes are beneficial to local communities and the environment.

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Bioregional champions a better, more sustainable way to live. We work with partners to create better places for people to live, work and do business. www.bioregional.com
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by Bioregional

