



Computer generated image of Elmsbrook's orchard

"From the very start, our guiding principles have been to make it easy, attractive and affordable for people of all ages to live healthy, sustainable lifestyles without compromising the needs of future generations. Elmsbrook will be a community of high quality homes that every person can enjoy for generations to come."

John Knevett, Group Commercial Chief Officer and Deputy CEO, A2Dominion Group

## 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 Elmsbrook.

The 11 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.

A thriving, engaged and self-managing community helps support sustainable lifestyles. A community led management structure will be established to allow the residents and businesses of Elmsbrook to make decisions on the management and maintenance of community facilities. The aim is for this local management body to have a leading role in guiding the community's future, and to be able to generate income which will be re-invested for community purposes while upholding the integrity of Elmsbrook as a sustainable, true zero carbon development.

Elmsbrook, N.W Bicester extends an Oxfordshire market town. Lead developers FABRICA by A2Dominion are working in partnership with Cherwell District Council, Bioregional and a range of other local public, private and community organisations to ensure the new development brings benefits, including jobs, improved green infrastructure, and sustainable travel choices to all of Bicester through a range of programmes. The aim is to make Elmsbrook truly integrated with the wider town.

### FABRICA

FABRICA is part of an award-winning property business, building thoughtfully designed homes in carefully considered locations in London and the South East.

From luxury developments to perfectly formed starter homes, every FABRICA development reflects our dedication to high quality, sustainable living and exceptional customer service.

**FABRICA by A2Dominion**  
[www.fabrica.co.uk](http://www.fabrica.co.uk) / 0800 783 2159  
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### BIOREGIONAL

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.

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A DEVELOPMENT BY  
**FABRICA**  
 by A2Dominion

**ONE PLANET LIVING** | An initiative by Bioregional



Computer generated image of aerial view of Elmsbrook

## ONE PLANET ACTION PLAN

N.W Bicester is a pioneering development to create the UK's first sustainable community of its size. The first phase, Elmsbrook is a One Planet Community, one of only 11 in the world, with a One Planet Action Plan created with sustainability charity Bioregional and endorsed in 2012.

Construction of this first phase of 393 homes began in April 2014 with the first residents moving into the UK's largest true zero carbon housing project in 2016. Elmsbrook will make it easy, attractive and affordable for residents of this new community to enjoy a truly sustainable lifestyle... and inspire others in the UK and beyond.

**ONE PLANET LIVING** | An initiative by Bioregional

A DEVELOPMENT BY  
**FABRICA**  
 by A2Dominion

# ABOUT ONE PLANET

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. The growing family of 11 One Planet Communities – found on four continents – each have an endorsed One Planet Action Plan co-created with Bioregional. Ten easy-to-grasp One Planet Living principles provide a framework for this 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 development and lifestyles.

The first phase of N.W Bicester is Elmsbrook with 393 highly energy efficient homes plus a village hub including a primary school, community centre and eco-business centre. Key elements of its One Planet Action Plan, set out under the ten principles, are:



Computer generated image of terraced homes

# WHAT MAKES ELMSBROOK SUSTAINABLE?

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**ZERO CARBON:** Elmsbrook, N.W Bicester is to achieve true zero carbon status by building exemplary energy efficient homes (Code for Sustainable Homes Level 5) and commercial buildings, large scale use of rooftop photovoltaic panels and a district heating network of underground pipes. Hot water for this network will be supplied by a combined heat and power plant. Residents will be encouraged to be aware of their energy consumption via an in-home information system (The Shimmy).
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**ZERO WASTE:** During construction: zero waste to landfill, the use of off-site manufacture and smart design and procurement to reduce waste. In use: 80% recycling/reuse/composting rate to be achieved. Segregated recycling bins fitted in all kitchens, fortnightly household recycling collections.
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**SUSTAINABLE TRANSPORT:** Reduce traditional car travel from 67% to 50% of journeys by 2026. Implement new community bus service, high speed cycle lane connecting Elmsbrook, N.W Bicester to town centre. <10min walk to all amenities, <5min walk to bus stops. Secure bike storage for every home, cycle incentives, an electric car club, subsidised electric vehicles for community champions and electric car charge points available for every home.
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**SUSTAINABLE MATERIALS:** During construction: reduce embodied CO2 from construction by >40%, prioritise local sourcing alongside quality and affordability. Once homes are occupied: shops on-site are encouraged to have a pro-local and sustainable sourcing policy. Aspiration for on-site swap and repair events linked to a reuse centre in the town. Swapping, sharing, reusing and repairing to be encouraged through community development programme.
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**SUSTAINABLE FOOD:** Two community orchards, 0.5 ha of allotments with communal composting, herb boxes planted in the streets and every garden to have a fruit tree. Aspiration for consumption of local, fresh, sustainable food encouraged by cookery classes, markets, and via the on-site eco pub and café.
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**SUSTAINABLE WATER:** Set a water efficiency standard of 80 litres per person per day compared to UK average of isolated per person per day, implement an exemplary sustainable urban drainage system, site-wide rainwater harvesting for use in all toilets and garden watering
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**LAND USE & WILDLIFE:** 40% of site to be open space. Achieve net biodiversity gain through new meadows and ponds, retaining and enhancing existing habitats, meadow turf garage roofs, river corridors and tree and shrub planting, use of bird boxes and bug hotels. Ecological landscape management plan created.
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**CULTURE & COMMUNITY:** All residents to sign up to a 'Green Charter'. FABRICA by A2Dominion will promote the concept of Elmsbrook as a One Planet Community with strong identity to its new residents from the outset, with a community development and education programme to build social capital and cohesion and encourage sustainable lifestyles. An eco pub, community centre and café to act as social hubs.
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**EQUITY & LOCAL ECONOMY:** 30% of housing to be affordable. Creation of 430 jobs on-site over five years and 10 construction apprenticeships. Create a vibrant local economy through the creation of a new Eco Business Centre to act as hub for start-up businesses. Training and volunteering opportunities linking with local colleges and groups. Local Management Organisation to be created that complements existing democratic structures.
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**HEALTH & HAPPINESS:** All homes to be 'secure by design' and meet 'Lifetime Homes' standards. Adaptable to a changing climate Exemplary in design, warm in winter, cool in summer with excellent indoor air quality and daylighting. Sustained support for encouraging active citizenship and a strong sense of community. Cycle culture, access to fresh, healthy food and amenity green space to promote outdoor and healthy living.