



# Bioregional Development Group

*A not-for-profit, sustainable development company*



**Bioregional Development Group is a sustainability charity. For 25 years we've been working around the world to promote and deliver sustainable development projects.**

In 2002, we partnered with Peabody to build BedZED, a pioneering 100-home eco-village in our home borough of Sutton.

The award-winning scheme continues to attract thousands of visitors a year, and inspired the concept of One Planet Living.

Since then, we have helped build 11 more '**One Planet Communities**' on 5 continents across the world.

Now, with Merton Council and our development partner, Grainger, we want to build a new One Planet Community at the Church Road site in Mitcham.



## The global network of One Planet Communities



**One Planet Communities is a network of some of the greenest mixed-use developments in the world.**

These developments are designed, built and managed using the 10 principles of One Planet Living as a guiding framework.

Bespoke One Planet Action Plans respond to the specific sustainability challenges faced by each site. However, all One Planet Communities:

- Are designed to support **high quality, low-impact, healthy, happy** lifestyles;
- Are **net-zero carbon**, using a mixture of on and off-site renewable energy sources;
- Provide a foundation for a **strong community** formed around a **shared vision** and ethos.

	Health and happiness
	Equity and local economy
	Culture and community
	Land and nature
	Sustainable water
	Local and sustainable food
	Travel and transport
	Materials and products
	Zero waste
	Zero carbon energy



# Benefits of One Planet Communities

*Why do Local Planning Authorities support development of One Planet Communities?*

**We've done many post-occupancy studies on One Planet Communities and the benefit they bring to the economy, environment, residents, and local authority.**

- *Community* – One Planet Communities are great places to live. At BedZED, residents know on average 20 of their neighbours by name, more than double the local average. Incidents of crime and antisocial behaviour are far lower than elsewhere locally.
- *Environment* – residents achieve on average a 23% reduction in their carbon footprint. At One Brighton, carbon emissions from gas and electricity are reduced by nearly 500 tonnes a year. Water consumption is reduced by 40%.
- *Save Money* – Household bills at BedZED are 45% less than the London average.
- *Sales* - In 2008, units at One Brighton sold 50% quicker than other new homes on the market. 80% of units at the Grow Community in Seattle sold off-plan.
- *Revenue* - One Brighton shows rental premiums of over 5% on a yield basis and 20% on a £/m<sup>2</sup> basis over direct comparables.
- *Reputation* – One Planet Communities demonstrate the commitment of the borough to supporting great architecture and reducing carbon emissions. Over 15 years, more than 20,000 people have visited BedZED and it has inspired development of eco-communities worldwide.
- *Wider benefit and investment* – Sutton have adopted the One Planet Living framework as their sustainability strategy leading to 27% reduction in the borough's carbon footprint, and achievements in ecology, water and sustainable procurement. Using One Planet Living as a framework for sustainability secured additional area investment of £1.5m at the Bicester eco-town, \$200k at Les Iles, Ottawa, and \$375k at Westwyk, Australia.

# One Planet Communities

*Low-impact, high-quality living in the world's greenest communities*

From the very big...

...to the pretty small!



## ZIBI, Ottawa

- 2,500 homes in heart of city
- Zero carbon – waste heat from papermill
- 2% construction waste to landfill
- 90% reduction in transport emissions CO2 – walking, cycling, electric vehicles
- 400% increase in biodiversity
- Diverse range of tenure



## Westwyk eco-village, Melbourne

- Australia's first One Planet Community
- 30 homes in hilltop heritage area
- 18kWp photovoltaics
- Rainwater & greywater recycling – 75% reduction in mains water use
- Low impact materials – 50% reduction in embodied carbon
- Community allotments
- Shared facilities eg bike shed, clothes drying, gardens

Other One Planet Communities exist in California, Tanzania, Paris, Luxembourg and the UK.

# Church Road site, Mitcham

*Delivering a One Planet Community in LB Merton*



Worsfold House (Site 17) is within a green corridor and a conservation area. Adjacent playing fields are a site of importance for nature conservation.

A One Planet Community will contribute to the environmental and architectural significance of the area.

## **A One Planet Community at Church Road will include:**



Zero carbon homes achieving near passivhaus levels of thermal efficiency



A low car development with an electric car club and plenty of cycle parking



Panelised timber modular construction to reduce embodied carbon emissions



Community allotments for local food growing & plenty of open, green space



Community governance overseen by a green facilities management company



A venture with the Council to provide affordable and privately rented homes