HIGHCROFT

WALLINGFORD, OXFORDSHIRE



A NEW COMMUNITY ROOTED IN WALLINGFORD

Berkeley
Designed for life





HIGHCROFT

WALLINGFORD, OXFORDSHIRE

Home isn't just about where you rest your head, it's about the people and wider world around you that form a harmonious community. Highcroft offers a beautiful and quality range of homes for all generations that is truly at one with the natural environment around it.

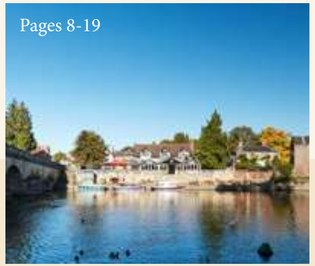
Green open spaces are carefully crafted throughout the development, with biodiversity and sustainability championed at every stage.

Join us as we look back at our journey so far and see our vision for a community for the future.

A new community, proud to be part of yours.

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CREATING HIGHCROFT

Highcroft was borne out of our desire to create an exceptional place that has a positive impact on society, the local economy and, most of all, the nature and wildlife surrounding it.

Nestling close to the banks of the River Thames in south Oxfordshire, the ancient market town of Wallingford lies at the green heart of an Area of Outstanding Natural Beauty.

Building beautiful homes in areas like this has long been the work of St Edward and Berkeley. But in recent years, it's become more important for us than ever to champion biodiversity, sustainability and the local environment. Because climate change isn't a distant idea, it's an ever-present reality.

Through careful planning and by supporting the natural world, we believe Highcroft will enable people and nature to co-exist and thrive together.

Highcroft

10%

TARGET NET BIODIVERSITY GAIN



1,000+

NEW TREES

Highcroft

Highlights at a glance



18

ACRES OF OPEN SPACE

£11.64

MILLION

Berkeley has made a significant financial commitment to improving public infrastructure in and around Wallingford.



555

NEW HOMES

A range of home types that meet both local demand and affordable housing requirements.

26%

AFFORDABLE HOMES

144 homes are for the provision of affordable homes, in excess of adopted policy.

CAREFULLY CONSIDERED

We started our journey by working closely with the local community to evaluate the context of the site: from the considerations of Wallingford residents to protecting the local habitats.

DESIGN OBJECTIVES



KEY REQUIREMENTS

- Protect and enhance the site's surroundings
- Create a natural extension of Wallingford
- Be sympathetic to residents' concerns

We held our first public event, Community Planning Day, in July 2009. Attendees shared their ideas on the future of Wallingford: how the town should and should not grow, and what the prospect of the development could mean. These views guided us as Key Themes throughout the design process.



MITIGATING LOCAL IMPACT

An important consideration for the site was to ensure that the proposed development would not place undue pressure on existing infrastructure.



IMPACT ON NATURE & WILDLIFE

Among the key concerns were the site's rural location and the need to protect and enhance biodiversity on the site. Residents of the town were given the opportunity to participate, contribute, and comment on the evolving proposals.

COMPELLING OPPORTUNITIES

To create an exceptional place maximising a positive impact on society, the local economy and most of all, the natural world.

EFFECTIVE LONG-TERM DECISIONS

Enhance Wallingford with high quality housing and bring economic and social benefits

NATURE & WILDLIFE PROTECTION

Create a long-term environment to protect and enhance biodiversity on the site

SUSTAINABLE LIVING

Promote more sustainable forms of travel and lifestyle. We are providing an allotment for residents

NEW PARTNERSHIPS

Work with partners and the local community to make a difference

CREATING A FLOURISHING COMMUNITY

Create a place with its own character and identity where people and nature thrive



Highcroft

1

THE PLANNING JOURNEY

CONNECTING THE DOTS TO BRING OUR AMBITIOUS VISION TO LIFE

The heart of the project at Central Square



Image for illustration purposes only

The rural edge







Design concept

Above illustration is indictive only. Subject to change.

The vision

To create an exceptional place that has a positive impact on society, the local economy and, most of all, the natural world.



St Edward has built a reputation for creating homes that surpass expectations in terms of design and quality of construction, and we reflect this in our vision for sustainable development. Working with partners and the local community, we believe that Highcroft is a natural extension of Wallingford. This development will be a place with character and identity, one which respects its landscape setting and is in harmony with its surroundings.

THE JOURNEY SO FAR

The work is well underway to bring our vision to life.
Here's where we are at now and what to expect in the near future.

CREATING THE MASTERPLAN

The site is surrounded by open countryside and picturesque villages, while still enjoying easy access to Wallingford town centre. Excellent transport links via road and rail, including direct services to Paddington, make the site even more desirable.



2016



UNDERSTANDING THE SITE AND PUBLIC CONSULTATIONS

The culmination of a five-year period of planning, discussions with South Oxfordshire District Council, and the progression of the Council Core Strategy.

2017

ECOLOGY SURVEYS AND PROTECTION

The potential impact on the surrounding environment and natural habitats was assessed, and processes put in place to mitigate the risks.



2018

EVOLVING THE MASTERPLAN

Design principles were developed, covering sustainable housing, integration with Wallingford, pedestrian permeability, transport routes, response to the existing site's character, boundary conditions, placemaking, green and local infrastructure, and community engagement; all while adhering to the South Oxfordshire District Council Design Guide.





2019

CONSTRUCTION BEGINS

Upon receiving Phase 1 planning approval for the boulevard, the principal entrance was created and the site established in Wallingford.

2020

NEW NATURE AND BALANCING PONDS

Phase 1 includes a sustainable drainage system made up of dry and wet attenuation ponds. These ponds will encourage wildlife to create new habitats and promote the development of a diverse natural ecosystem, while enhancing the beauty of the site.



2025-2026

PHASE 3 WILL BE DELIVERED

Planning approval was given for Phase 3 in December 2021 to build a further 121 homes, ranging from one-bedroom apartments to five-bedroom detached houses.





2030

HIGHCROFT WILL BE COMPLETED

Phases 4-6 will be fully developed, resulting in a completed site for our residents and the community to enjoy.

Building homes for the future

We are exceptionally proud to be the first homebuilder to become carbon neutral in our business operations. We are also delivering quality homes that can operate at low or zero carbon in the future.

Highcroft



Above illustration is indictive only. Subject to change.

SUSTAINABLE SOLUTIONS

At St Edward, we have always been driven by a clear purpose and strong values that shape the way we work.

In 2010, Berkeley Group created a long-term strategy to guide business across St Edward and all its divisions called Our Vision. An integrated and holistic strategy, with people and nature at the heart, each priority supports the others. Among the many goals we are committed to achieving are:

- Leading the industry in producing high quality, safe homes for all
- Playing an active role in tackling the global climate emergency
- Creating a net biodiversity gain and making a measurable contribution to the natural environment on every development
- Providing a positive working environment for our people with the skills they need
- Building a responsible and constructive supply chain

OUR VISION 2030
TRANSFORMING TOMORROW



Our Vision 2030 covers ten strategic priorities. Each priority includes a long-term goal and is supported by an underlying action plan with short-, medium-, and long-term targets.

PLACES THAT STAND THE TEST OF TIME

What we create

- Customers
- Quality
- Communities
- Climate action
- Nature

EXCEPTIONAL PEOPLE AND RESOURCES

How we work

- Employee experience
- Future skills
- Supply chain
- Shared value
- Modernised production



"We are constantly researching how we can ensure our homes and developments are more resilient to the extremes of future climate change, and learning about new innovative technologies we should use in our future designs."

Capturing the story of a vision

Photography of Highcroft

BUILDING A COMMUNITY FOR EVERYONE

A new chapter in Wallingford's story. This is a community built for the future with the shared work and commitment of our valued partners.

1,000+ NEW TREES

PLANTED ACROSS THE SITE

A MEANINGFUL BALANCE

Green infrastructure, thoughtful design, and future-proof planning. That's how we brought structure and character to the housing while keeping it consistent with the rural setting of Wallingford. With a successful balance between architecture, ecology, green spaces, and community well-being, Highcroft is a place for all.





A BRAND NEW PRIMARY SCHOOL





2.2 ACRES OF NEW SPORTS PITCHES

Site Plan

Site plan not to scale

BUILDING HOMES FOR ANIMALS

Many species are vulnerable or endangered due to factors ranging from loss of habitat, diminished food supply, and disease. We're working to create homes and spaces so animals don't just survive, but thrive.



HYBRID HABITATS

Bats' social and metabolic requirements vary throughout the year. As such, bats will be able to use a variety of roost sites, each subject to varying environmental conditions. The variety of box types and locations at Highcroft will reflect this.

11

NEW BAT BOXES



16

BIRDHOUSES

FOR SWIFTS & SPARROWS

NESTING BOXES

Many once-common birds are declining in numbers, so we are providing nesting boxes for a number of bird species.



"Increasing biodiversity isn't a nice-to-have, it's a core part of life at Highcroft, for now and long into the future."

ST EDWARD

2

NEW HEDGEHOG HOUSES





Highcroft

2

ENHANCING & PROTECTING NATURE

NOT AN AFTERTHOUGHT: KEEPING WILDLIFE WELLBEING FRONT AND CENTRE





HEDGEROW HABITATS

WILDLIFE

Hedgerows are a species-rich home for everything from foraging bats to nesting birds to travelling hedgehogs. By adding more habitats, we'll boost biodiversity and resources for a diverse mix of wildlife.

80%

OF UK PLANTS ARE POLLINATED BY INSECTS

INSECTS

Insects create the biological foundation for all land ecosystems. We are creating new habitat opportunities by planting pollinators, meadow grasses, and seasonal planting.



ENCOURAGING NATURE TO BLOSSOM

We're providing the right spaces and habitats for life to thrive.

Wildflower meadows, ponds, scattered trees, and hedgerows will provide benefits for a range of fauna and flora throughout their lifecycles.

A diverse mixture of native wildlife-friendly planting includes a selection of flowering, nectar-rich herbaceous perennials, and fruiting shrub species.

All plants will be sourced from UK nurseries and will be grown in peat-free compost.

The copse of beech, sycamore, and other trees surrounding the old Fir Tree Cottage is original. It will be kept for the community to enjoy.



909

LINEAR METRES OF ORNAMENTAL HEDGEROW



HEDGEROW HIDEAWAYS

SAFETY & FORAGING

Hundreds of metres of hedgerows will give multiple species the opportunity to safely forage, roost, and nest in peace.



1,000+ NEW TREES

ACROSS ALL PHASES

A water world

Nature ponds are bringing a wealth of biodiversity to the site.

The ponds will be planted with a diverse selection of native aquatic species. The new bankside habitats will benefit a range of wildlife, including invertebrates, reptiles and amphibians, birds, bats, and mammals.



The ponds will be planted with a diverse species mix of aquatic vegetation







NATURE SUPPORT

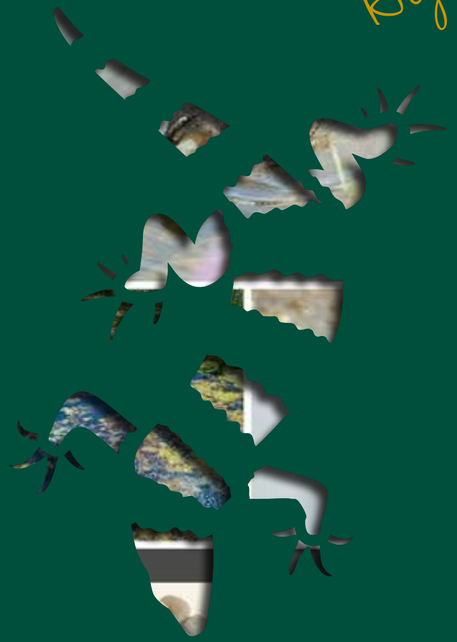
PATHWAYS TO PONDS

Stone edges and sloped margins of the ponds make it easier for animals to get in and out of the water.



At Highcroft we are increasing the numbers of ponds and creating ponds with high ecological quality





Highcroft's new ponds will bring an ecosystem that provides food and protection to the wildlife and plants it's designed to attract



A bug's life

The smallest (but crucial) members of our community.

Every insect plays an important role. From cycling nutrients to pollinating plants. From dispersing seeds to providing a major food source for other species. We recognise the importance of insects and want to give them everything they need to prosper.



APARTMENTS FOR BEES

Three new bug hotels/solitary beehives will be installed either as standalone or mounted on trees in south-facing, exposed areas at a height of 1-2 metres.



LOGPILE LODGES

Locally-sourced and untreated log piles will be created within the areas of wildflower grassland. These will provide a source of invertebrate prey for amphibians and reptiles, along with a hibernation and refuge habitat.



Log piles provide refuge for hibernation



BUG HOTEL

Bee and bug hotels will overlook areas of soft landscaping which provide nectar sources within close proximity.

Nectar-rich enhanced landscaping



SAVING WATER

All homes are designed to a high water-efficiency standard, and we encourage rainwater collection in water butts. Highcroft is also supported by a sustainable (SuDS) drainage system, permeable paving, swales, and ponds to collect excess rainwater.



Swales are shallow, vegetated channels designed to store water runoff. Not only do they prevent flooding, but also stop pollutants from getting into existing water courses, protecting the water habitats we have so carefully created at Highcroft.

ENERGY EFFICIENCY

Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and airtightness. All lighting is low energy, with most kitchen appliances A-rated as a minimum. Integrated recycling bins in kitchens make it easier to separate and recycle waste.

NEW PATHS, BUS STOP & CYCLE ROUTES





SUSTAINABILITY



GREENER TRANSPORT

To encourage the use of Greener transport we have installed an electric vehicle charging connection point to all homes.* There will also be secure bicycle storage for every property, dotted around at convenient spots around the development.

* Homes built in Phases 4-6 will receive a physical charger to meet the part L regulations



ALLOTMENTS

Your own piece of land to grow fruit, herbs, and vegetables of your liking – an allotment is a precious rarity these days. It can produce enough food for a family's weekly shop, not to mention the health benefits of eating organically grown produce. As different fruit and vegetables are in season throughout the year, your menu will be changing in sync with nature. You can request an allotment through the Wallingford Town Council.

Laying roots



NOURISHMENT FOR THE MIND AND BODY

There's more to allotments than the joy of growing your own produce. Gardening is a great way to spend more time outdoors, get a bit of exercise in, and set your mind at ease. In fact, research shows that tending to your patch boosts mental health and wellbeing.

PUT DOWN ROOTS

Allotments are powerful social connectors. Chatting with fellow allotmenteers, exchanging gardening tips, or sharing surplus courgettes can be a wonderful way to make new friends and feel a part of the community.





Highcroft

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CREATING A COMMUNITY LEGACY

THE PARTNERSHIPS BEHIND HIGHCROFT, THE POWER OF PLACEMAKING, AND WHAT WE'RE DOING TO INCLUDE EVERYONE IN THE COMMUNITY.

THE POWER OF PARTNERSHIP

Collaboration and partnership have enabled us to use local knowledge to understand the environment and the needs of the community.

DIVERSE COLLABORATION



OUR PARTNERS ON THIS PROJECT INCLUDE

- Wallingford Parish Councillors
- Natural England
- Local Residents
- Oxfordshire Wildlife Trust
- Oxfordshire County Council
- OCC Highway Authority
- Southern Water
- Oxfordshire Police



WORKING TOGETHER

We believe that residents and authorities is vital to understanding how we can best benefit the community at Wallingford. By partnering with experts, we are able to deliver an outstanding sustainable community for the future.

"We are appreciative of the strong partnerships we have developed over time with local authorities and communities who share our approach to developing great places."

ST EDWARD

Berkshire Buckinghamshire & Oxfordshire Wildlife Trust

OXFORDSHIRE COUNTY COUNCIL



Making a difference

LONG-TERM COMMITMENT

Net gains in ecological value will be delivered in the medium to longer term as a result of the proposed ecological enhancements and site management. Monitoring of the management of the site for biodiversity will occur frequently as will ecological surveys so that lessons can be learnt and shared across future development phases.

£11.64

MILLION

Berkeley has made a significant financial commitment to improving the public infrastructure in and around Wallingford.



7 NEW PLAY AREAS

& RECREATIONAL SPACES



BRINGING PEOPLE TOGETHER

Highcroft is designed to encourage community spirit through local events and getting together in the new green and outdoor spaces provided.

Building lifelong CONNECTIONS

At St Edward, we don't just build houses, we create sustainable places which connect neighbours and engage people in community life. A number of landscape components collectively encourage this at Highcroft. These include green routes, play and recreation space, a public square, meadows and wetlands, allotments, nature trails, and new sports pitches.



We designed opportunities for people of all ages and life stages to connect with each other in many different and enjoyable ways. From a simple dog walk to attending the annual Bunkfest community festival or a summer street party; there is always something to join and someone to join with.



New green paths to enjoy dog walking with friends



Placemaking can strengthen the community and make a lasting positive difference to people's lives at Highcroft





Highcroft is a unique and welcoming place where people and communities can thrive



COMMUNITY

NATURE TRAIL & EDUCATION AREAS

A nature trail runs along the edge of the site through meadow landscaping, enabling residents and local people to enjoy the ecology and great outdoors. We are also installing information boards for residents and the wider community to learn about nature at Highcroft.



ACTIVE FUN

New sports pitches, play areas, and an outdoor gym provide places for active fun, exercise, and fresh air.

WALLINGFORD SPORTS PARK



NATURE FOR EVERYONE

Landscape offers a natural outdoor amenity, because it is enjoyable, encourages a healthy lifestyle, and lifts the spirit. We designed inclusive spaces and facilities that allow everyone to enjoy the outdoors, including our wild plant and animal residents.

A part of the community

Many of the community facilities at Highcroft support inclusiveness and involvement, encouraging outdoor lifestyles and wellbeing.



NEW PUBLIC SQUARE

A central public space is a setting for social interaction and informal recreation. The space will provide for public and festive events as well as day-to-day uses associated with school pick-ups.

A place for all generations to enjoy



ON-SITE PRIMARY SCHOOL

We are eagerly anticipating the opening of a brand-new primary school – a safe walk or cycle from home. The school will benefit residents with young children and the wider local community, creating an opportunity for children and parents to form lifelong friendships.

SUPPORTING COMMUNITY

From hosting local events to supporting local businesses, community is decidedly at the heart of Highcroft life.

COMMUNITY EVENTS



SUPPORTING LOCAL

It's an important part of our culture to support local charities, community groups, and businesses. For example, we make sure to source any catering needs locally when we host events and use a great local florist for our marketing suite. Supporting local is always our first port of call.



LOCAL SUPPORT

LOCAL BUSINESSES

As part of Our Vision 2030, St Edward is proud to commit to sustainable living and wherever possible, support local producers. For our events, we buy wine from Brightwell Vineyard, located 1 mile north of Wallingford. The vineyard produces white, rosé, red and sparkling wines which frequently win medals in Regional, National and International competitions.













COMMUNITY EVENTS

ANNUAL FAMILY FESTIVAL

St Edward is a proud sponsor of the Wallingford Bunkfest, a free-access community festival providing a unique, family-friendly celebration with something for everyone. Bunkfest 2022 celebrates its 20th year – growing from a small pub carpark marquee to filling the Kinecroft and providing entertainment throughout Wallingford, on the River Thames and on the Bunk Railway line.

TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten-year plan which sets out how we will achieve this.

EMBODIED CARBON

As part of this, Berkeley Group has set itself a target to reduce the Embodied Carbon content of its homes by 40% by 2030. This will be done by targeting supply chain materials/manufacturing processes and only using those that can demonstrate a reduced carbon footprint. For Highcroft we are currently assessing the embodied carbon base line of our current build materials/processes via a Life Cycle Assessment tool (LCA). This will give us a base line for Phases 1-3 at which point we can look at how we can reduce the carbon content of the materials for Phases 4-6.

Phases 4-6 will also remove reliance on Gas fired boilers to heat the homes and switch to Heat Pump technology with PV.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

OUR VISION 2030
TRANSFORMING TOMORROW

Key facts

100%

ELECTRIC VEHICLE-CHARGING SPACES

All households will possess an electric vehicle charging connection point - homes built in Phases 4-6 will receive a physical charger

555

NEW HOMES

Highcro o ers a range of dwelling types and sizes to meet both local demand and a ordable housing requirements

10%

TARGET NET BIODIVERSITY GAIN

26%

AFFORDABLE HOMES

144 homes will be a ordable homes, in excess of adopted policy

5

NEW PONDS

With high ecological quality including a diverse species mix of aquatic vegetation

1,000+

NEW TREES

 e planting of new trees across the whole scheme which will sustain local wildlife and help bring nature into Highcro and the local area

75

EXTRA CARE APARTMENTS

Self-contained secure accommodation with signi cant space for providing services and facilities to residents

30%

OPEN GREEN SPACE

For the community to enjoy

£11.64

MILLION

Berkeley has made a signi cant nancial commitment to improving public infrastructure in and around Wallingford

18

ACRES OF GREEN SPACE

A landscape that is enjoyable, encourages a healthy lifestyle, and li s the human spirit

Get in touch

Feel free to contact us to discuss how you can be a part of the exciting journey.

T. T. +44 (0)1491 817 987
E. highcroftsales@stedward.co.uk
W. highcroft-wallingford.co.uk

Highcroft Sales and Marketing Suite,
Calvin Thomas Way, Wallingford OX10 0FN



OUR VISION 2030 TRANSFORMING TOMORROW

The Institute of Customer Service MEMBER

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

APPROVED CODE TRADINGSTANDARDS.UK

Berkeley Designed for life

A joint venture company owned by M&G INVESTMENTS and Berkeley Group

Be a part of the journey

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