

Royal Agricultural University

Estates Masterplan

March 2024

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1.0 Introduction

The Royal Agricultural University's core purpose, dating back from 1845 – to care for the land – is more relevant and vital than ever. All depends on it. Climate resilience, nature recovery, food security, health, wellbeing and thriving communities all rely on how we treat the land.

To care for the land is central to all of our teaching and research, as we equip each new generation to address these big global challenges. But it is equally important to ensure that we lead by example, and ensure that how we use and develop the university's own estate, speaks to that same core purpose.

This is reflected in the RAU corporate strategy, which sets out our vision to be the UK's global university for sustainable farming and land management, enabling communities locally, nationally and across the world to thrive in harmony with nature. The strategy articulates how we will pursue our vision by focusing upon three strategic goals, which are:

- **Quality** - A global reputation for excellence and leadership across our teaching, research and engagement.
- **Reach** - A growing, diverse and inclusive community of students and partners in the UK and internationally.
- **Sustainability** - A showcase for sustainable and resilient management, through our land and estate, our finances, and our culture.

2.0 Estates Strategy

Our Estate Strategy and Masterplan is fundamental to the RAU's future success, and underpins many of our ambitions. In particular, the delivery of the Estates Masterplan is crucial to enable the university's growth. Our corporate strategy sets out an ambition to grow undergraduate and postgraduate student numbers by 4% year-on-year, which equates to an additional 400 students on the Cirencester campus by 2030. The quality and capacity of our facilities is a key decision-making factor for potential students to choose the RAU, and to provide our students with a great experience when they are here. We also have ambition to increase our students studying at our overseas locations from 3,000 to 6,000 over coming years. We would like to see a greater proportion of those students spending some time in Cirencester through exchanges and study trips, and the Estates Masterplan helps to enable this.

Increasing our research capacity is another key element of our strategy, and this includes securing Research Degree Awarding Powers (RDAP). This means attracting and retaining more research-active academic staff, increasing the volume of externally funded research projects and PhD programmes, and growing the number of research partnerships with other organisations. Currently the campus does not have scope or capacity to provide the scale of research environment that is needed, but the Estates Masterplan will address this.

Finally, we want the RAU campus to be a national and international hub for the agri-sector to use as a destination for business, research and innovation, collaboration,

conferencing and events. Our Masterplan demonstrates an increase in capacity and quality of provision through the Innovation Village and the development of the existing built estate, which will help the RAU leverage business from our well-established global networks to come to Cirencester.

Fundamentally, the development and expansion of the RAU Cirencester campus through the Estates Strategy and Masterplan is essential to the RAUs growth and ability to be competitive within the sector. Conversely, a historic failure to develop the campus in the way that other universities have over recent decades, has held back the RAUs growth and secured our position as the UKs smallest public university. This masterplan will see that change, and within this context, we are committed to ensuring that the RAU estate:

- *Provides the very best for our **students***
Ensuring that our students have the best possible experience during their time at the RAU is central to all we do. The estate can have a huge impact on this and its importance is reflected in our estate strategy. The transformation of our estate will prioritise all of those student touch points – from technology enhanced learning facilities, to greater choice and quality of social space, to the development of elite-level sports facilities, and improved residential accommodation that meet the varying needs of all our students, and cater for a growing student population.
- *Is a place where our **staff** can thrive*
To attract, retain and develop the very best academic and professional talent, staff need facilities that enable them to thrive personally and professionally. This means access to state-of-the-art laboratories and equipment that can support research and teaching. It means learning spaces that facilitate the latest methods of teaching delivery and ways to engage with students. It means quality office and meeting spaces that can enhance both team working and individual assignments, and provide connectivity across the globe.
- *Continues to make our **alumni** proud*
The RAU has over 17,000 alumni positioned around the globe, for many of whom their time spent in Cirencester will evoke memories spent in our historic buildings. Our Estate Strategy aims to celebrate and protect the rich heritage of our existing campus that is a source of pride for so many. Equally, we will develop our estate to ensure it can meet the current and future needs of our alumni – as directors of businesses to host events and access expertise, as community leaders, or as parents of prospective students.
- *Is a destination where **communities** can come together*
The RAU is an arms-open organisation and the development of the estate will reflect this. Locally, we aim to ensure that there are facilities and amenities on campus that are accessible to the local community and help to address unmet demand, for example in regards to sporting provision. National and internationally we aim to ensure that the RAU campus is a destination point and meeting hub for academic communities within our disciplines, for the business community and amongst all those people and organisations that can help contribute to addressing some of the big global challenges we face.

2.1 Mission & vision

The overall **mission** for our Estates Strategy is *to connect people and places through our natural environment.*

And our **vision** is *to work with the natural landscape to provide a world-class environment for leaders in sustainable farming and land management*

2.2 Principles

Aligned to the RAUs three corporate goals – Quality; Reach; Sustainability - eight key principles have been selected to guide the design of the RAU estate. These are:

Quality	Heritage	Respect, enhance and celebrate the RAUs heritage, to create an ambitious sense of place fit for the C21st
	Exemplar in user experience	Always seeking ways to enhance the experience of students, staff and all users of the estate, through effective design
	Quality of design	Developments reflect industry-leading thinking on design quality to respond to the needs of the university and the wider community, and provide future resilience
Reach	Global relevance	Provide world class facilities which enhance the RAU's wide-reaching position as a global centre of international significance
	Heart of the community	Use the estate to demonstrate the RAU as an 'arms-open' institution that enhances and supports existing communities
Sustainability	Performance & sustainability	Set industry leading targets to deliver truly optimised, energy positive, climate resilient and health environments, which touch the ground lightly.
	Landscape-led	Integrating the character of the surrounding landscape within the use and design of the estate
	Commercially attractive	An estate that provides a high-quality proposition to funders, investors and customers alike

2.3 Measures of success

Ultimately, our Estate Strategy will ensure that our land and buildings can make a significant contribution towards the University's wider ambitions. There are six specific success factors that our Estates Strategy sets out to deliver, and these are clearly aligned with the corporate KPIs and, where appropriate, with a supplementary set of Estates KPIs.

Success Factor	Corporate KPI	Estates KPI
For the Cirencester campus to be recognised nationally and internationally as a key facility within the UK's R&D infrastructure	75% of our research to be judged at world leading and internationally excellent through the REF Year-on-year increased size and volume of research & KE contracts	Increased proportion of successful capital funding bids from research bodies and funders i.e. UKRI
Provide a campus experience that places the diverse needs of our growing student body at the heart of its design and operations	4% year-on-year increase in UK student enrolments Exceed our National Student Survey (NSS) national benchmarks	(same as Corporate KPIs)
For the estate to be a showcase for sustainable and regenerative design and land use	Exceed our University peer group in the global THE Environmental Sustainability rankings	To achieve a net zero campus by 2040
To have an estate that is accessible and can demonstrate advantage to the local community	Growing partnerships with like minded organisations	Year-on-year increase in footfall across the estate Increase in pedestrian and cycle usage to access campus
To have secured funding partners that are committed to helping the university achieve its long-term goals	To leverage £130M investment in to the transformation of the estate and Innovation Village	To have fully-funded capital programme in place until 2036
For the estate to be a vehicle for growth across all off the university's core activities	6,000 total student head count by 2028 Year-on-year growth in partnership income Year-on year increased size and volume of research and KE contracts 75% of staff recommend working here	Space utilisation performance to exceed minimum 70% threshold

Achieving these aims requires an ambitious estate masterplan and capital programme that can be delivered over multiple years, to expand the campus, enhance the campus experience, and enable growth.

3.0 **Location and context of the estate**

3.1 **History**

The University, known as the Royal Agricultural College (RAC) until 2013, was established in 1845 and was the first of its kind in the English-speaking world. Funds were raised by public subscription with much of the support coming from the wealthy landowners and farmers of the day. The Earl Bathurst leased a site to build the College, and construction in the Victorian Gothic style began in April 1845. Queen Victoria granted the Royal Charter to the College in the same year, and Sovereigns have been Patrons ever since, visiting the University in every reign. His Royal Highness the Prince of Wales, now King Charles III, became President in 1982.

The University motto is 'Arvorum Cultus Pecorumque'; a quotation from Virgil's Georgics meaning 'Caring for the Fields and the Beasts' and this is a major part of the University's core values today. From its early days, the College was staffed with innovators and pioneers, and made a considerable impact on farming practice and agricultural science. This remains true to this day, and in the Research Excellence Framework 2022, the RAU emerged as the leading specialist institutional in the UK for research, with over 50% of our research adjudged to be world-leading. The RAC gained university status to become the RAU in 2013.

3.1 Heritage

Historic England has acknowledged the value of the original university buildings and assigned them a Grade 2 listing. The main building with its impressive 5 storey clock tower, stone mullions, dormer windows and detailing is filled with period features. Sitting adjacent to it is the older 17th Century farmhouse and barn which today deliver catering, commercial and office spaces to the university's day to day operations. This provides a challenging but exciting opportunity for the RAU to explore new and innovative ways in which we can work with heritage assets to improve their performance and usage towards our net zero ambitions, but without detracting from their heritage status.

3.2 Area Outstanding Natural Beauty

The RAU's Cirencester campus sits within the Cotswold Area of Outstanding Natural Beauty (AONB), that is recognised and now referred to as a National Landscape. AONBs are living landscapes the care of which is entrusted to local authorities, organisations, community groups and the people who live and work within them. Their key aims are to: conserve and enhance the natural beauty of the landscape, which in this case is the Cotswolds; to increase understanding and enjoyment of its special qualities; and to foster the social and economic well-being of local communities. The entire RAU Cirencester campus site is within the AONB and also is designated a Special Policy Area under Policy EC4 of the Cotswold District Council Local Plan. This states that special policy areas will be master-planned, and development implemented on a comprehensive basis at the following locations:

Royal Agricultural University, Cirencester. At this site, proposals for the expansion of the existing University campus, including associated development for educational, training, business and research development, student accommodation and other operational floorspace, will be permitted.

The policy adds that:

Master Plans for the respective sites will be produced in consultation with the local community and, subject to the approval of the Local Planning Authority, will provide the framework for determining any full or outline planning application(s).

The RAU will work together the AONB Partnership, National Landscapes and Cotswold District Council to ensure that the development of our estate is landscape-led, and complimentary to our surrounding environment as required by the Local Plan.

4.0 Masterplan

As highlighted in section 3 the RAU Special Policy Area the policy allows 'proposals for the expansion of the existing University campus, including associated development for educational, training, business and research development, student accommodation and other operational floorspace, will be permitted'. With the existing campus being heavily governed by the age and protected characteristic of the historic and listed buildings, the growth of the university activities must be located to the east of the site, following the example set by the Alliston Centre.

As is set in section 2 of the document, the development and expansion of the estate is inherently intertwined with the future growth and success of the RAU. An estate that marries heritage with state-of-the-art facilities, which pushes the boundaries of regenerative, landscape-led design – and ultimately provides an environment where people can thrive and be productive.

4.1 Zonal approach

Numerous studies have taken place since 2021 to enable a much deeper understanding of the existing estate and how it is used. This has led our masterplan design to follow a zonal approach in its development, which will locate complementary activities together and allow different areas of the estate to develop a specific purpose and identity. This will help create a coherent flow across the site that, from a user perspective, will be much easier to navigate and enjoy.

4.1.1 Teaching and learning zone

The teaching and learning zone will focus upon the development of existing buildings to the north of the campus and, through a retrofit programme, enhance the quality and performance of the space to provide a modern, flexible environment conducive to the latest in andrological learning. The programme of work has already begun in 2023 with the new £6M land laboratories project, funded by the Office for Students, and due for completion in 2025. The programme will go on to include a technology enhanced learning space, upgrades to the library facilities and the transformation of existing teaching rooms in to a new state-of-the art central teaching hub.

Flexibility of space is key to futureproofing the design of our teaching facilities, as this will enable us to adjust room sizing to meet fluctuating demand. Improved efficiency and utilisation of buildings will enable the RAU to achieve growth in UG student numbers without a reliance upon new build developments.

4.1.2 Research & Innovation zone (Innovation Village)

Our space utilisation studies have demonstrated that, whilst growth in undergraduate student numbers can largely be accommodated through improvements to the existing built estate, this is not the case if we are to continue to grow our research and innovation activities where space is already limited. Therefore, unlike other specified zones of the campus masterplan, the research and innovation zone is identified as a series of new build phased-developments to expand the campus to the east – the Innovation Village.

The University's research profile has grown considerably since gaining University status, which has been recognised in the intervening national benchmarking exercises,

Research Excellence Frameworks (REF) 2015 and 2021. In the latest REF the RAU emerged as the leading small specialist university in England for research, and since then our research intensity (measured by % and number of active research staff) has continued to increase.

Similarly, in the national Knowledge Exchange Framework 2023 the RAU performed well and we were ranked second among the specialist universities in the science, technology, engineering and mathematics subject cluster. Recognition was given specifically in relation to business engagement, graduate start-up and CPD provision.

This has all been achieved without any dedicated specialist space within the current estate attributed to research activity. It is unsurprising therefore that the RAU's new estate masterplan makes significant provision for co-located research and innovation space to create a world leading environment that can match our ambitions

Our current corporate strategy specifies targets to increase the percentage of 'world-leading' research at the RAU to 75% by 2028, and beyond this we would like to see that percentage increase to 90% - this means building a greater critical mass of researchers. The strategy also specifies targets to increase the number of partnerships with like-minded organisations, and to increase the size and volume of knowledge exchange contracts with industry and other bodies.

The best model to facilitate this type of growth that is tried and tested in the UK and across the globe, is through the development of an innovation cluster, physically bringing together a quadruple helix of academia, industry, government and community in to a campus environment.

The 29-acre development site adjacent to the RAU's Cirencester campus provides a unique opportunity to capitalise upon the RAU's national and international prominence, to create the world's first innovation cluster with a mission to transform land use. From agroforestry to nature-based solutions, to renewables, to resilient community development, there is opportunity to attract policymakers, entrepreneurs, researchers, and practitioners to come to the Cotswolds. Here, they will be part of an emerging innovation ecosystem that will help to unlock the power of the land globally, to address climate, nature, food, and health crises.

The adjacency to the RAU is key, because of the human capital and physical infrastructure that will underpin the innovation model. Opportunity for engagement with the academic research community is a known pull-factor for those operating within the innovation space. At the RAU we have a critical mass of leading researchers, with three of our professoriates named within the top 2% of influential scientists in the world. The impact of our research community includes, for example:

- The RAU-based Centre for Effective Innovation in Agriculture, which has been proactive in advising UK government on agricultural innovation and has facilitated the development of the Agricultural Universities Council UK Joint Research Strategy.
- Professor Tom MacMillan was actively involved in the drafting of the UK National Food Strategy and has published an analysis of future scenarios for UK Agri-food system to identify research gaps associated with transition towards a net zero UK by 2050.

- RAU academic staff are well connected to industry and civil society agrifood stakeholders; for example, Professor David Main is member of McDonald's Global Sustainability Chicken Council.
- The Farmer-Led Innovation Network, coordinated through the RAU, helps our academics work directly with 4,500 farmers across the UK.

The ability for industry, government and community interest groups to have access to the RAU academic community, and the talent pipeline of RAU graduates, will be a major draw to the Innovation Village. The University's focus on land management in the round, including but also beyond agriculture, makes it a uniquely suitable partner.

For the RAU to retain credibility it is vitally important that the new developments within the research and innovation zone reflect the principles that we teach and research. It needs to be landscape-led, carbon net zero and create an exemplar of sustainability the likes of which does not presently exist.

Crucially, in order to attract the right partners to the Innovation Village including thought leaders and policy makers, corporates, innovators and researchers, the development needs to be an exemplar and itself an innovator in terms of sustainable design, materials energy use and generation. This will act as a unique selling point to attract the right tenants and businesses and drive demand. The outline application will have very strong sustainable design and performance commitments, these include but not limited to Passivhaus, BREEAM Outstanding, WELL Building Standard, Biodiversity Net Gain and Building with Nature. These commitments reflected in the outline application and any decision notice are pivotal to the scheme so that the RAU can continue to control these aspects with future tenants and development partners and ensure that these commitments are not diluted.

4.1.3 Commercial and heritage zone

The iconic main building built in 1845, together with the chapel and tithe barn, form a unique and memorable setting within our campus. Unsurprisingly this is a popular venue amongst the RAUs existing commercial clients and conferencing guests, which is a core element of the RAU's business. It is important that we preserve these buildings, and ensure that they remain a usable asset for future commercial markets. Through the estates masterplan we will sensitively restore and refurbish these key buildings and enhance their functionality to bring them up to modern standards.

4.1.4 Student enrichment and support zone

The central area of the existing estate will represent the heart of the campus for our students. The demolition of the current laboratories will open up a large 'village green' and plaza creating a year-round outdoor social space that links together core student facilities accessible from this point.

Refurbishment and retrofit of existing buildings, including Bouffour Hall and Cedar Lodge will create a variation in social space and a step change in quality that meets the needs of a growing and increasingly diverse student community to thrive socially alongside their studies.

4.1.5 RAU Sport zone

Participation in sport is a core element of university life, whether that be at elite level or just for fun. As well as physical health benefits, there is lots of evidence to show that sport and exercise can improve the mental health and wellbeing of our students too.

The development of a specific sport zone on campus will consolidate facilities in to one area and enhance the quality, condition and capacity to cater for multiple sports. We have existing partnerships with local community teams as well as with Swindon Town FC, and we aim is to ensure that the development of RAU Sport continues to provide benefits to the local community as well as our own staff and students.

We will enhance all of our existing playing surfaces, including the replacement of the existing all-weather pitch from a sand based surface to a surface more suitable for the modern age. We will join the existing tennis courts and netball court to create a larger Multi Use Games Area with new surfacing. Investment in the natural playing surfaces will continue to create elite-standard pitches, with improved fencing and pedestrian walk ways. An indoor 4G playing surface will provide a year-round sports surface to support university and local community sport without intrusive light or noise impacting our neighbours or the AONB.

Finally, we aim to extend the existing 'Old Pavilion' to create a multi-purpose sports hub, which will include changing facilities, a gym, seminar and meeting space, and a central reception area for sports bookings.

4.1.6 Student residential accommodation zone

Provision has been made with the Estates Masterplan to build a new student accommodation block that will provide an additional 150-200 ensuite bedrooms. The bedrooms will be of 3* hotel standard, and act as conferencing accommodation outside of term time, as well as student accommodation during the academic year.

It is really important to us that our students have a safe, comfortable place to live during their time at the RAU. We therefore want to ensure our existing accommodation remains of a high standard too. Currently the university has 324 bedrooms available on site and these are used primarily to accommodate first year students. 236 of those bedrooms are en-suite and 88 have shared bathroom facilities. We will have a rolling maintenance programme to refurbish these existing facilities, and the availability of new build accommodation will help to provide headroom capacity in the short term, will help expedite this.

This approach supports the wider goals within our corporate strategy - to grow our student numbers, and to ensure our students have the best possible experience when they are here. The design of the estate masterplan therefore needs to work hard to prevent a separation between the various activity zones, ensuring that sense of close physical proximity and pedestrian flows across a 'one campus, one culture' approach. This integration is illustrated visually in sections 4.2 and 4.4.

4.2 Masterplan site map



4.3 Sustainability

One of the university's three strategic objectives is Sustainability and to be 'a showcase for sustainable and resilient management, through our land and estate, our finances and our culture'. This is reflected in our Estate Masterplan, which sets a target to achieve a net zero campus by 2040. The detail of our ambition and what is required to get there is set out in the *RAU's Net-Zero and Sustainability Strategy: Built Environment*, but a summary of the key elements are provided below.

4.3.1 Energy and heating

The university campus dates from 1845 with some of our buildings being much older and listed by Historic England. Buildings of this age present unique challenges in terms of heating and insulation but the university is preparing for this challenge by working alongside Historic England and the local authority.

A sitewide review of heating and energy use was commissioned in 2023 to prepare a roadmap for decarbonisation. This extensive review investigates all aspects of the current estate with a particular focus on the main Cirencester campus, exploring all technologies to set out a clear set of recommendations and a decarbonisation roadmap. Key to this is the installation of a central Building Management System that will help provide better usage data, but also enable more intuitive controls to influence behaviour and usage patterns.

All technological solutions are being considered to degasify the campus, which include augmented geothermal, expansion of its existing district heating network, maximising self-generation & resilience using photovoltaic panels, wind turbines and battery storage.

The final plan will set out a holistic approach to energy (generation, storage and consumption) across the entire Cirencester campus which includes the proposed Innovation Village development.

The Innovation Village development will have ultralow energy use buildings far in excess of current and emerging Local and National policies and will set the standard for the future. 2023 also saw the production of a report into the building performance of the existing element on the Cirencester campus. This report examines the age, condition, structure, use and servicing of each building and made a series of recommendation to the university. The output of this report has been the setting of a regenerative roadmap of 'fabric first' retrofit works to the accommodation and teaching buildings to improve energy use and insulative efficiency. Together with the sitewide energy strategy these joined up approaches set the Royal Agricultural University on its journey towards net-zero.

4.3.2 Standards for Net-Zero retrofit

The RAU has set clear unambiguous sustainability targets for the Innovation Village project. Co-terminus with those standards RAU will go through a process of determining which standards will be appropriate to the different typologies of built assets that require decarbonisation and improvement in particular for refurbishment or retrofit to very high standards of deep retrofit this is unlikely to be affordable or cost effective in the short term. The packages of overlapping standards that are considered relevant currently consists of BREEAM, Passive house and Well, with an additional

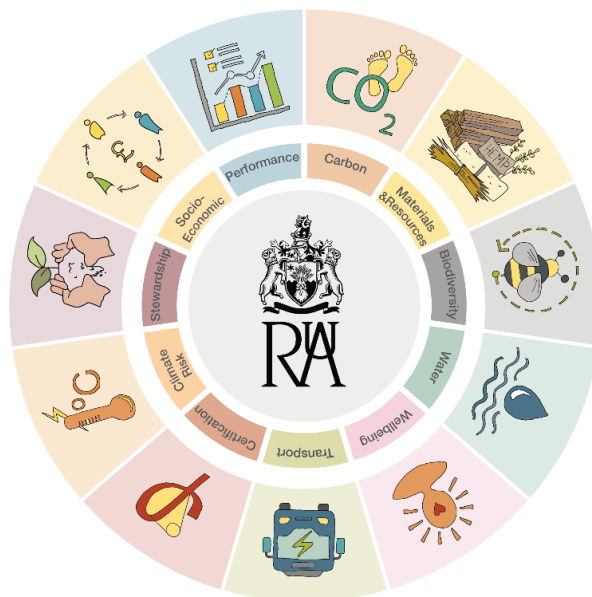
and linked consideration of embodied carbon, biobased (circa 35%) and with the application of Life Cycle analysis. A core design tool for all retrofit projects, the PHP modelling package, will be adopted. Any of these certifications when applied will be with a very tight consideration of Value for Money (VFM). Precedent projects have shown that high sustainability standards can be achieved within sensible VFM limits of both time and cost if carefully planned and project managed competently. RAU will capacity build and develop the systems and expertise to ensure all projects are managed to an exemplary standard to achieve both high performance and value for money and this will sit within its project board and governance arrangements that are currently being reviewed.

4.3.3 Waste management

The university already has mechanisms in place to recycle a large amount of its waste but still wants to do more. One of the operational plans that will help deliver the masterplan (and its supporting Estates Strategy), is the establishment of onsite composting, waste separation at source, food waste and zero to landfill initiatives that will be delivered in the initial phase of the masterplan.

4.3.4 Circular Economy

The RAU has established a Circular Economy working group which held its inaugural meeting in January 2024. Using the RAU Sustainability Principles as its starting point, this group is tasked with developing a circular economy that will support the RAU in its day to day operations, its regenerative roadmap and the delivery of the Innovation Village.



4.3.5 Emissions reduction targets and SBTi

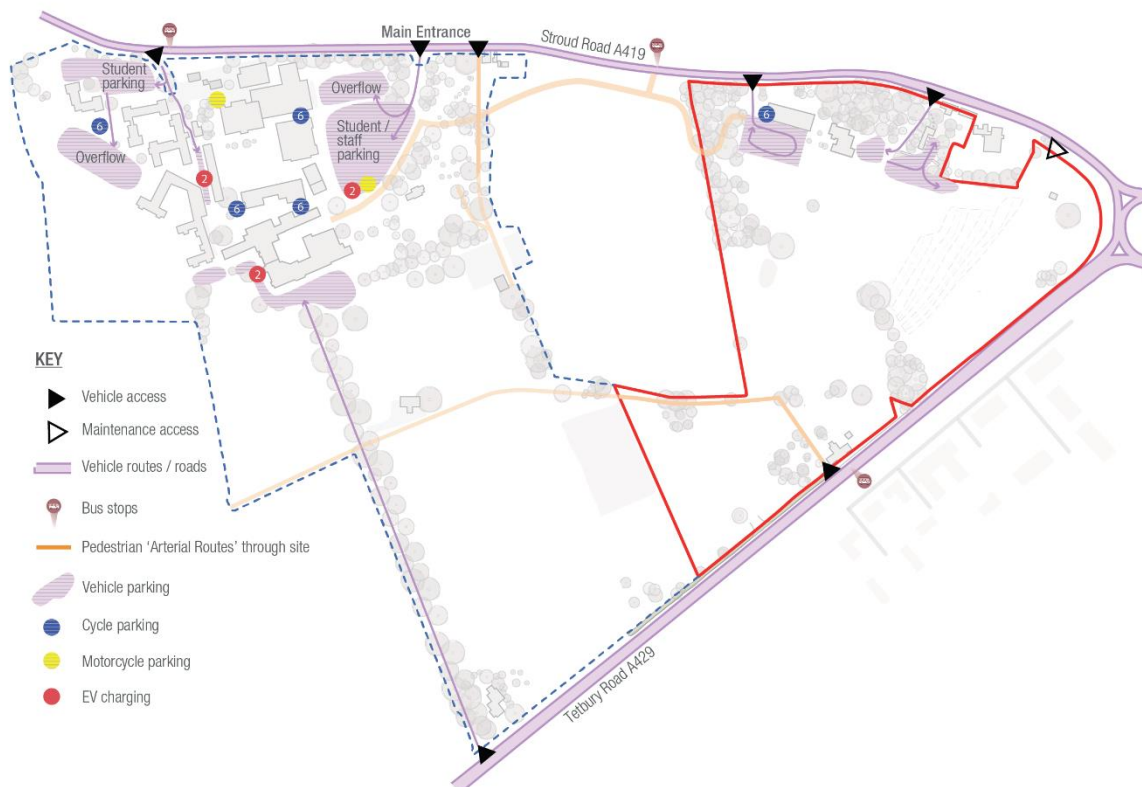
The science-based targets initiative is predicated on the Paris Protocol and makes assumptions that emissions will decline at a rate consistent with holding global temperature rise at no more than 1.5 degrees Celsius. The majority of organisations that have adopted SBTi or SBTi aligned modelling have ended up with emissions reduction targets of between 4.2% and 6% allowing them to reach net-zero by a date

between 2038 and 2050. The RAU is setting a target of achieving Net Zero by 2040 and the largest single action is the removal of gas through the swapping out of gas boilers for renewable technology alternatives. A complete decarbonisation roadmap will include milestone targets up to 2040.

4.4 Access & Movement

Inline with the RAU's sustainability and decarbonisation objectives we are seeking to reduce dependency upon single occupancy car journeys for those travelling to the site, and enable a shift towards more sustainable modes of travel. We are already discouraging car use through the control and reduction of availability of parking across the site and an increased focus on walking and cycling routes to and from the town. Initiatives like the cycle-to-work scheme, an electric-vehicle leasing scheme, and greater flexibility for remote working have helped reduce the number of diesel/petrol car journeys to campus.

The Masterplan allows for a more embedded approach by facilitating future changes such as the increase of EV charging, additional cycle storage & changing facilities, and improved pedestrian and cycling routes through the campus. This is illustrated in the diagram below.



The Innovation Village will be consistent with this approach, with reduced car parking capacity kept to the periphery of the site. The increased opportunity for walking and cycling to and through the site will provide for safer transit for those moving between the Steadings and Deer Park school and Cirencester College on Stroud Road.

The Monarch's Way is a 625-mile long-distance footpath in England that approximates the escape route taken by King Charles II in 1651 after being defeated in the Battle of Worcester. It runs from Worcester via Cirencester to Yeovil and then on to Shoreham, West Sussex. The realignment of a short section of the Monarchs Way to continue to run within the University site rather than down and alongside the intimidating Tetbury Road will provide a more scenic and user-friendly experience for those using this historic pathway. Again, this is illustrated in the diagram below.



4.5 Landscape

The university archives show the development of the university since its inception in 1845 and the slow increase in buildings. With this development and in parallel with the increased mechanisation of the agricultural industry came the inevitable increase in hardstanding area for vehicles. The site wide approach to the landscape will address this by breaking up of the swathes of tarmac with the planting of trees, grasses and other fauna. This transformation in appearance will provide shade an enhanced ecological arrival experience.

The RAU campus is blessed with a range of established trees and a well-documented historic arboretum. Through co-ordination with the academic team the species and

health profile of the campus trees will be tracked, complimented and enhanced with a replanting scheme which will form part of the student learning experience.

The diagrams below help to illustrate how the development of the campus will aim to retain and enhance the natural features and be led by the landscape.

Current natural features:



Proposed landscape:



In addition, the RAU is developing a Food and Farming Strategy that will act as a focus for our teaching, knowledge exchange and research activities but also influence how we use our land. Our intention is to provide a growing proportion of regeneratively farmed produce to provide food for our kitchens and social enterprise opportunities. This is a fundamental to the University strategy to demonstrate teaching with real world experience and further develop the leading enterprise portfolio.

Access to sustainable irrigation systems, track improvements for better connectivity, raised beds, allotment spaces, a kitchen garden storage resource and bee hives form part of our future landscaping plan to facilitate our food and farming strategy.

Finally, the RAU is also committed to carrying out a natural capital assessment to review current land based carbon storage and the potential to augment this through a range of management measures.