



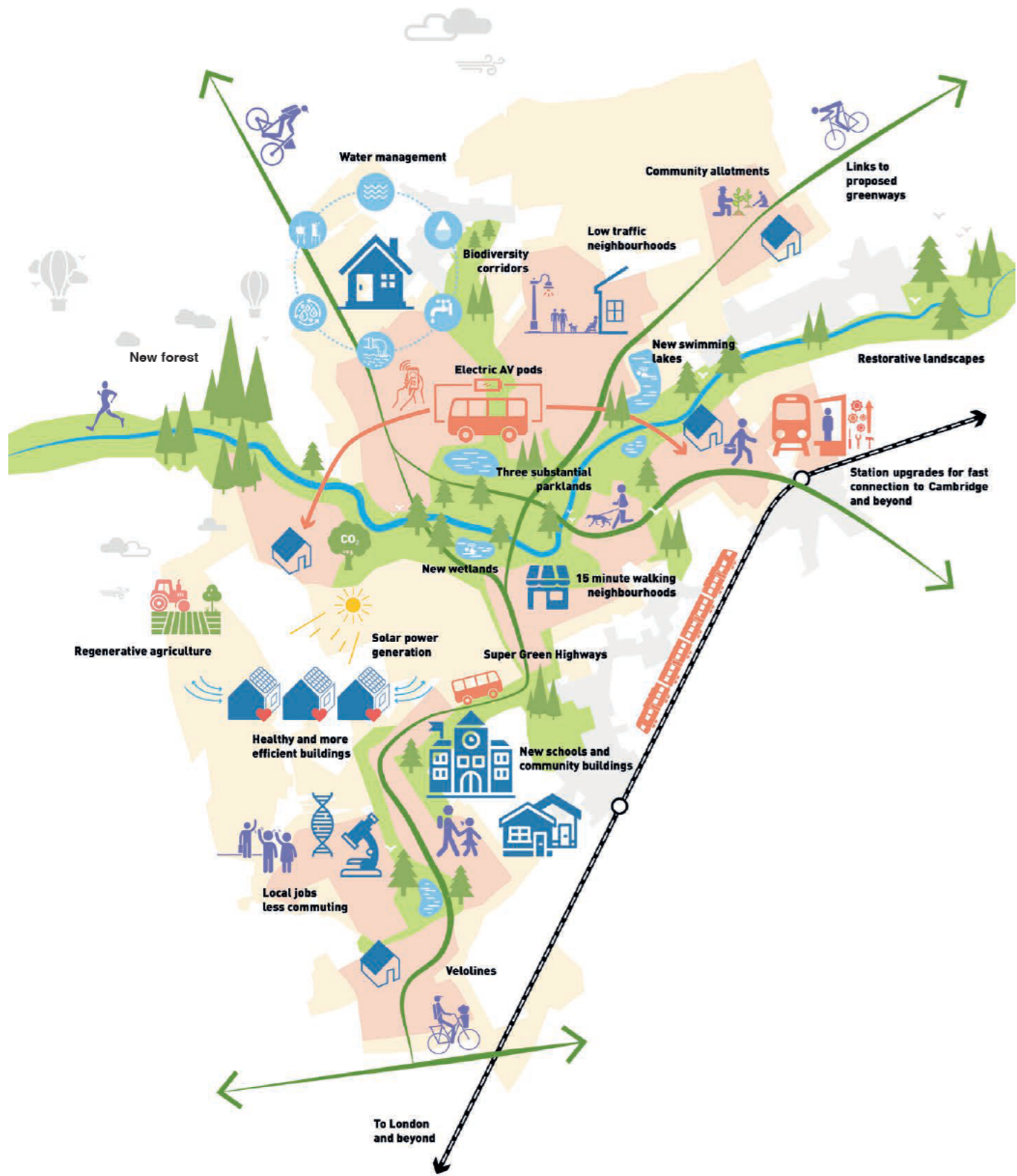
THAKEHAM



Wetherbrook New Town

A world-leading net zero-carbon sustainable community, where families and businesses will thrive.

Vision Document
December 2024



Zero
 CARBON
 PLACEMAKING

NEW WILDLIFE
 CORRIDORS

FUTURE PROOFED DIGITAL
 INFRASTRUCTURE

Circular water economy

€25,000
New homes

*Re-awakening the
 great forest*

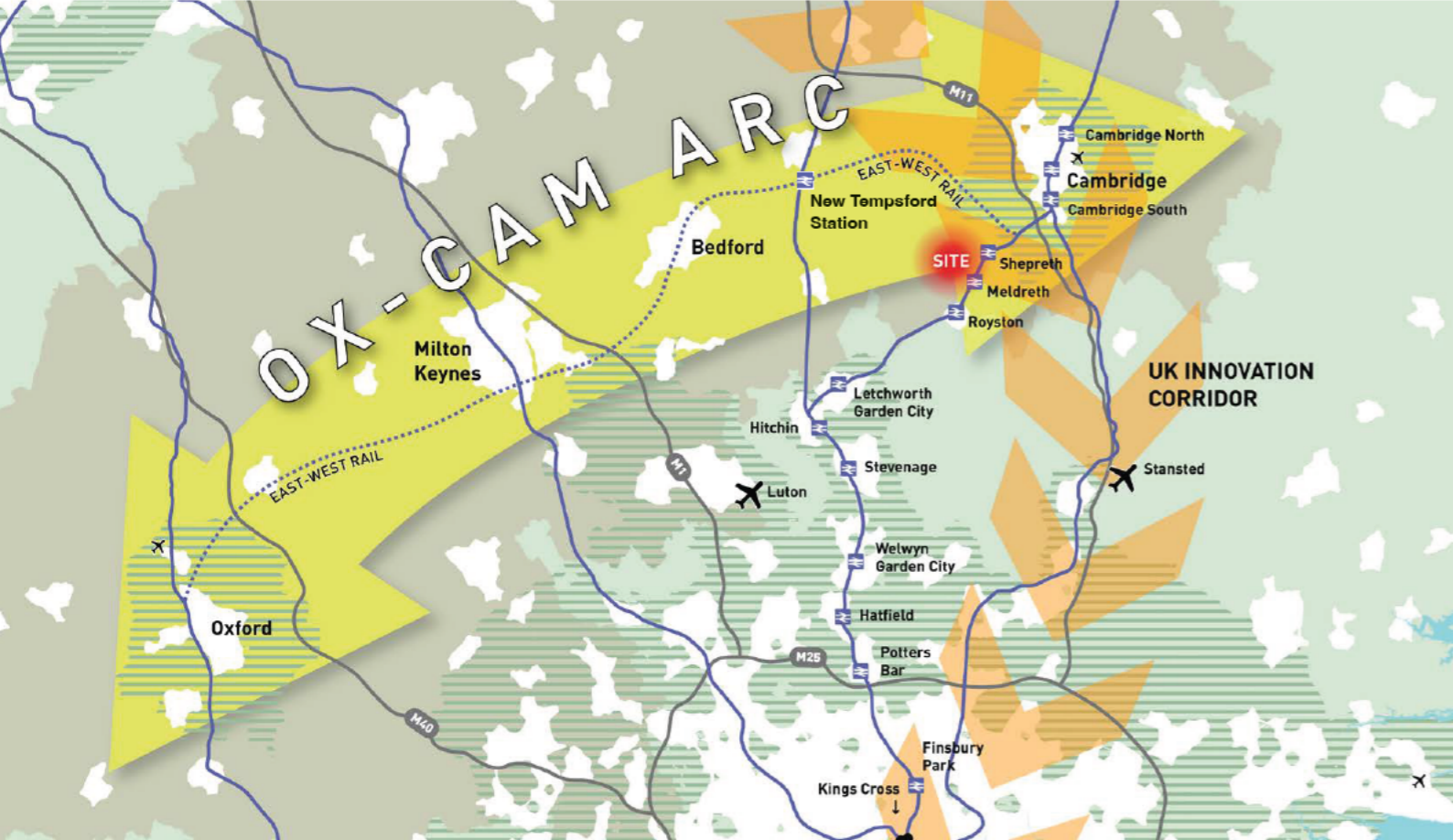
*Delivering
 economic
 growth*

10%
 MINIMUM
 BIODIVERSITY
 NET GAIN

Community creation
 with community
 ownership of
 local facilities

*Active
 Travel*

POLICY COMPLIANT
 AFFORDABLE
 HOMES



Delivering on the ambition to make Britain a scientific superpower.

Cambridge and Oxford form the science and innovation capital of the country and are competing on the international stage. Wetherbrook will facilitate scientific growth through the provision of incubator and spin off employment hubs, creating 'innovation employment opportunities' alongside beautiful homes and community facilities set within the natural and enhanced landscape. The vision enables well-connected and sustainable communities to deliver economic growth in the region and the drive towards global scientific leadership.

Economy

- » Complementing the life science, bio-tech and medical sectors in Cambridgeshire and the wider region
- » New employment space, and job creation in life sciences, medical and bio-tech sectors
- » Local employment opportunities

Connectivity and Infrastructure

- » Direct access to two mainline train stations linking Wetherbrook to Cambridge and beyond
- » Creating a circular water economy to ensure security of supply and consumption
- » True digital connectivity to support infrastructure efficiencies
- » A network of Super Green Highways to promote cycling, walking and accommodating future mass transit solutions, such as AV shuttles, linking people and places
- » Velolines delivering uninterrupted dedicated direct cycling and walking routes across Wetherbrook

Environment

- » At least 10% biodiversity net gain together with a range of measures to enhance nature
- » Delivering Net Zero homes
- » Encouraging clean growth and sustainable communities, future proofing against climate change
- » Increasing tree and woodland cover, reawakening the Great Forest
- » Establishing mobility corridors for communities and nature
- » Actively reduce the carbon footprint, water and energy consumption in new and existing buildings

Zero Carbon Placemaking

- » Delivery of an inter-connected network of 15-minute neighbourhoods
- » Policy compliant, tenure-blind, affordable housing in a landscape-led setting
- » Providing three substantial parklands to promote active and outdoor lifestyles for all generations
- » Community health and well being at the core with direct access to green spaces and opportunities for healthy living
- » Community owned assets, facilitating community stewardship and pride



Re-awakening the great forest



Active travel

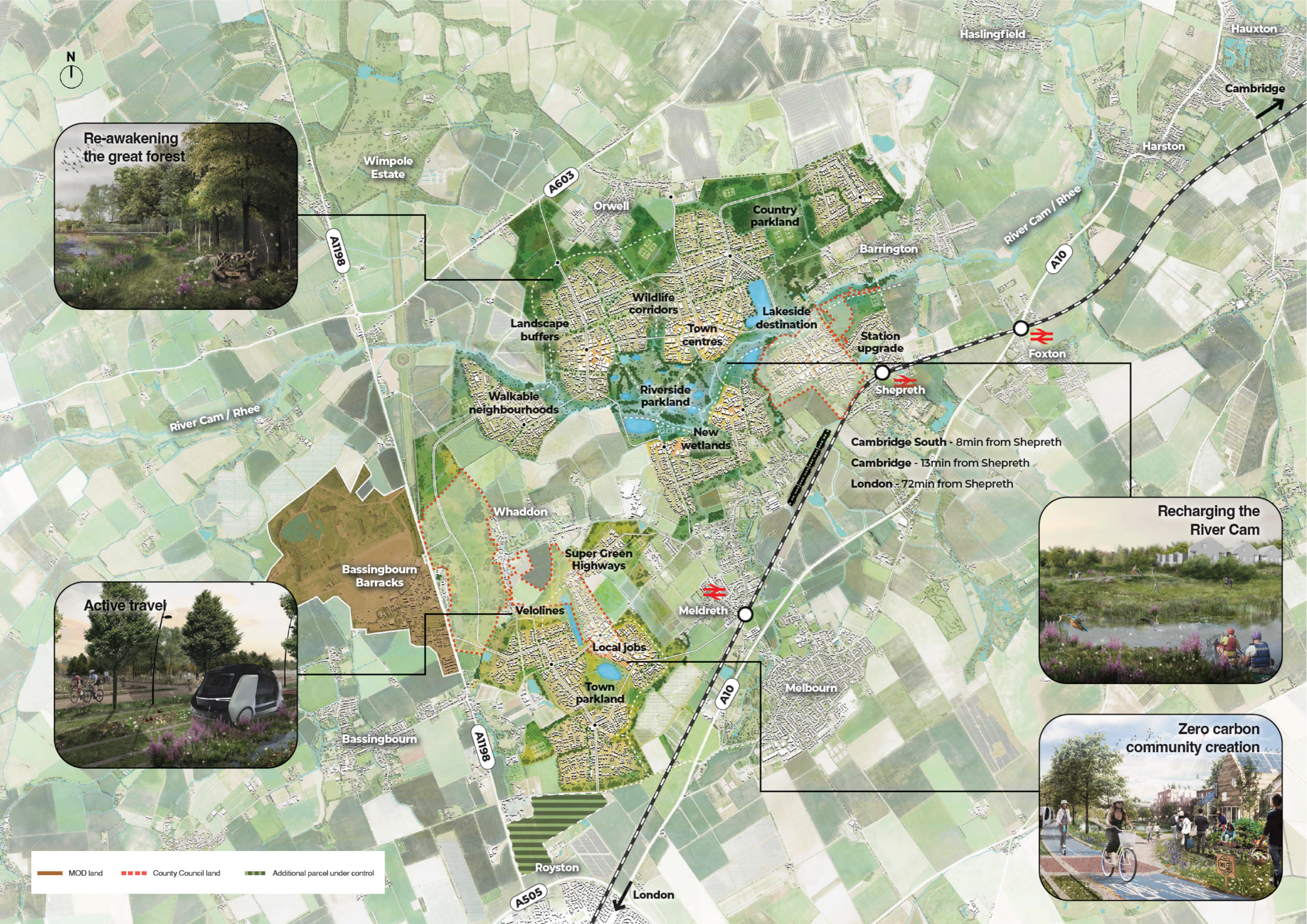


Recharging the River Cam



Zero carbon community creation

MOD land
 County Council land
 Additional parcel under control





Wetherbrook's zero carbon placemaking

Within an accessible natural environment.

- 1** Supporting continued scientific and economic growth across Cambridge and the wider region and creating diverse employment opportunities to support the scientific growth
- 2** Delivering new civic hearts as a catalyst for community creation
- 3** Community facilities led by the community encouraging interaction between residents
- 4** Policy-compliant affordable homes, evenly distributed and delivered in genuinely tenure-blind way
- 5** Delivering circa. 25,000 zero carbon homes, with the ability to deliver c40,000 with the inclusion of Bassingbourn



Circular water economy

Creating a water circular economy, protecting existing water resource and realising the potential of the natural environment.

- 1** Harnessing the River Cam incorporating into a water circular economy to address water scarcity through controlled water management, distribution, consumption, and discharge
- 2** Creation of lakes to collect excess storm water and surface water run-off for use by within the development, protecting existing resources
- 3** Water supply and management technologies to ensure security of supply and reduced consumption including water reuse and recycling
- 4** Creation of substantial parklands and wetlands, working with the landscapes' varied characteristics to enhance blue and green infrastructure
- 5** Promoting health, wellbeing and human interaction in a natural environment, supporting active lifestyles



Nature at the heart of community

Creating new native forests by planting new trees and delivering at least 10% minimum biodiversity net gain. Respecting and enhancing the area's natural capital, habitats and wildlife by sowing the seeds for a zero carbon future.

- 1 Creating a new forest of native tree species
- 2 Bringing nature to people's doorstep with at least 10% biodiversity net gain and a range of further measures to enhance nature.
- 3 Exemplar, nature-rich wildlife corridors to support nature recovery networks
- 4 Retention and creation of new wetland areas and habitats, capturing and storing carbon
- 5 Deepening people's connection with nature through accessibility and education, supporting health and wellbeing



Active travel

Active travel at the core of sustainable placemaking, supporting health and wellbeing.

- 1 Re-addressing the transport hierarchy, putting pedestrians and cyclists first
- 2 15-minute walkable neighbourhoods supporting zero carbon living
- 3 Dedicated cycle travel along Velolines that are convenient and connect people and places
- 4 Autonomous pods navigate the Super Green Highways
- 5 Routes lead to travel hubs with enhanced train and public transport connections
- 6 Access to information on public transport, walking and cycling routes for all new occupants
- 6 Fast electric charging points



Zero Carbon Placemaking

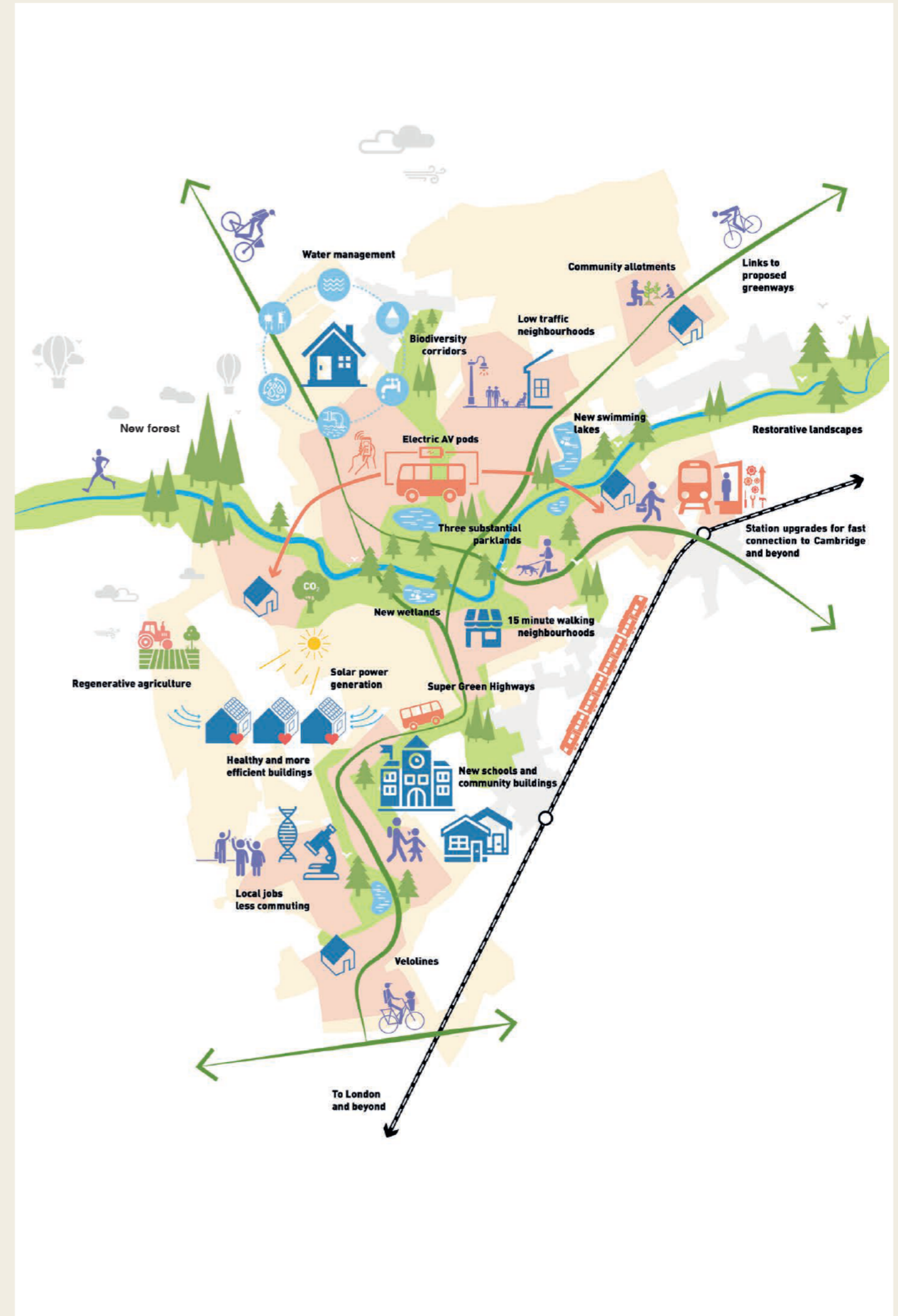
The scale of Wetherbrook provides a rare opportunity to think comprehensively about the relationships between infrastructure and sustainable development between new and existing communities, to deliver on the principles of zero carbon placemaking.

As a founder member of the NHS Healthy New Towns network, Thakeham is a committed advocate of developing healthy places in line with the Healthy New Town principles. But over time, we have realised that these principles are just the starting blocks, and through innovative design, we can harness the full benefits of sustainable, zero carbon communities.

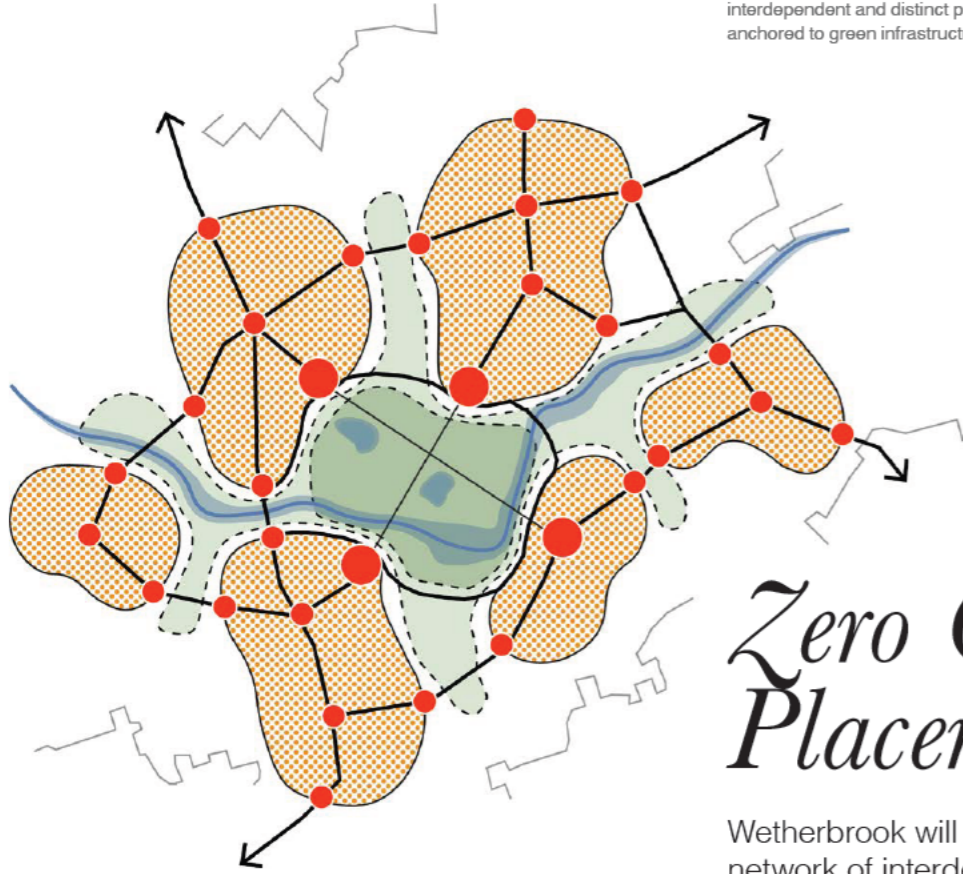
Thakeham is committed to delivering strategic developments with a focus on green community centres, renewable energy and rainwater harvesting for all residents, alongside significant uplift in biodiversity and homes which are carbon zero in lifetime use. We will deliver the community facilities, such as schools,

shops, café and flexible work facilities early in the build programme to create a sense of community from the outset. We are also working with Plunkett to gift these community facilities to the community to run themselves.

The scale of Wetherbrook allows for further development of these ideas to deliver a zero carbon community. To achieve this we need innovative ideas around green and blue infrastructure, mobility, health and efficient buildings, land use mix and community infrastructure. The following pages set how we have developed our proposals in these areas to create a sustainable settlement that is informed by its setting.



Settlement Concept
A highly accessible network of
interdependent and distinct places
anchored to green infrastructure.



Zero Carbon Placemaking

Wetherbrook will consist of a self-sufficient network of interdependent and distinct places that are linked by world class open space and innovative transport infrastructure.

In response to the setting, the landscape character and the predominance of villages and hamlets, Wetherbrook has been designed in the form of a network of interdependent and distinct places.

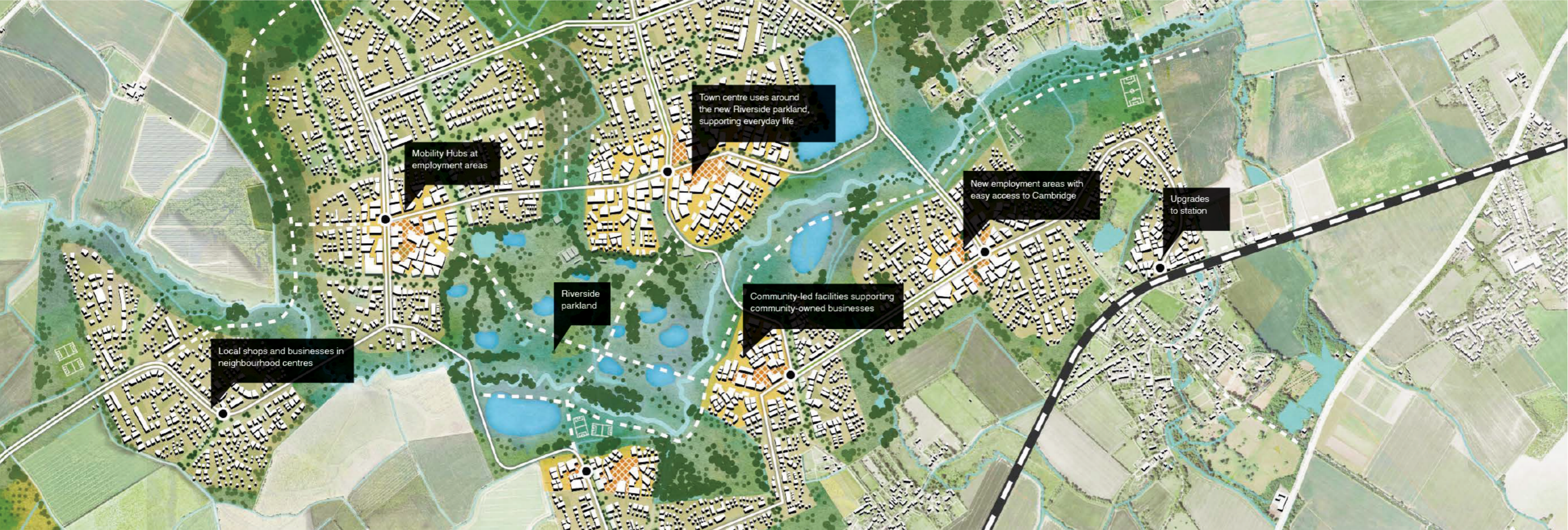
Rather than create predominantly residential areas that risk becoming commuter satellites, we suggest that a range of social, civic and economic activities are distributed across the settlements to support their operation as an interdependent group of distinctive places, retaining strong identities.

The proposals are underpinned by principles of aggregation, in which separated settlements can start to operate as integrated entities. While remaining separate and distinctive and avoiding coalescence, strong and fast connections along the Super Green Highways and Velolines allow residents of any one part to use the facilities of the others. The collective grouping of places can sustain functions that could not otherwise be justified in more conventional development that operates more independently.

Wetherbrook will deliver:

- » A network of inter-connected 15-minute neighbourhoods
- » Amenities and services to make local living possible and reduce the need to travel
- » New employment areas with easy access to Cambridge by public transport





Future employment

Cambridge is one of the key focus points for economic expansion as part of Government's economic growth plan, with significant growth seen in university, science, bio-tech and medical sectors.

There are plans to deliver in excess of 11.5 million sq. ft of employment floorspace in the Greater Cambridge area. Wetherbrook provides the space to deliver the homes, infrastructure and facilities to support Cambridge's economic growth needs.

New Employment will include production and manufacturing facilities, incubator and flexible workspace buildings supporting the life science, bio-tech and medical sectors within appropriate buildings in specialist business parks.

As a self-sufficient network of interdependent and distinct places, Wetherbrook will provide the local and higher tier services to meet the needs of both residents and visitors. This includes complementary local employment activity, such as shops and healthcare, in highly accessible local centres supporting everyday life in vibrant communities.

