THAKEHAM

Land East of Long Road, Comberton

Vision Document

January 2026

A sustainable new development on the edge of Comberton of approximately 400 new homes, to meet varying needs with associated green infrastructure.









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Emerging Site masterplan

1. Delivering part of the proposed Comberton Greenway, creating cycle / pedestrian routes between the development, existing village and Cambridge
2. New flexible co-working space for the wider community such as office and studio rental space
3. New open green spaces with play space provision
4. Community allotments for new and existing residents of Comberton
5. New Multi Use Games Area provision for the wider community
6. Planted landscape buffers to reduce visual impact on to the wider landscape. Boundary planting to reduce any noise impact from the main road
7. New dedicated pedestrian and cycle paths within landscaped green corridors
8. Primary access proposed from B1046 Barton Road to the south. Secondary access proposed from Long Road to the west, which will create safe passage across the proposed Greenway





The Vision for Comberton

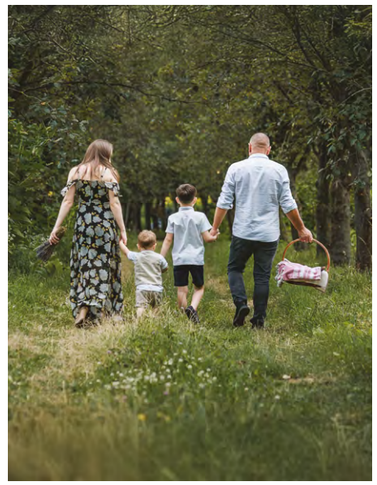
Thakeham's vision for Land East of Long Road is to create a beautiful place where people want to live.

A community where people are able to walk and cycle to nearby facilities; a place that is well-integrated into the existing landscape and community to help create a more sustainable place for people to live.

The emerging Site masterplan for Land East of Long Road, Comberton is landscape-led, preserving and enhancing existing habitats, whilst providing residents with an enhanced, natural green environment.

The development at Land East of Long Road, Comberton will include:

- Approximately 400 new homes of varying tenures and sizes to meet local needs
- A policy compliant provision of affordable homes
- At least 10% Biodiversity Net Gain, swift bricks and hedgehog highways
- Opportunities for co-working with provision of designated and appropriately designed spaces
- Public open space, including allotments
- Sustainable Drainage Systems
- Equipped children's play area, including a MUGA
- Provision of pedestrian and cycle routes, storage and parking space to encourage a sustainable and healthy lifestyle
- Policy compliant energy efficiency standards to reduce carbon emissions









Comberton:
A sustainable location

Land East of Long Road is located directly adjacent to the eastern edge of Comberton, a sustainable settlement in the District.

The Site is located in close proximity and is well connected to local facilities and services. The Site also has easy access to bus stops on Barton Road, with the closest approximately 300m from the proposed Site access. These bus stops provide good public transport links to St Neots, Cambourne and Cambridge.

WITHIN CLOSE PROXIMITY TO THE SITE:

- Bus Stop
- Comberton Post Office
- Comberton Co-op
- The Three Horseshoes Pub
- Comberton Surgery
- Meridian Primary School
- Comberton Village College
- Comberton Recreation Ground

300m -
Nearest Bus Stop

800m -
Local Shops

900m -
Pubs / Restaurants

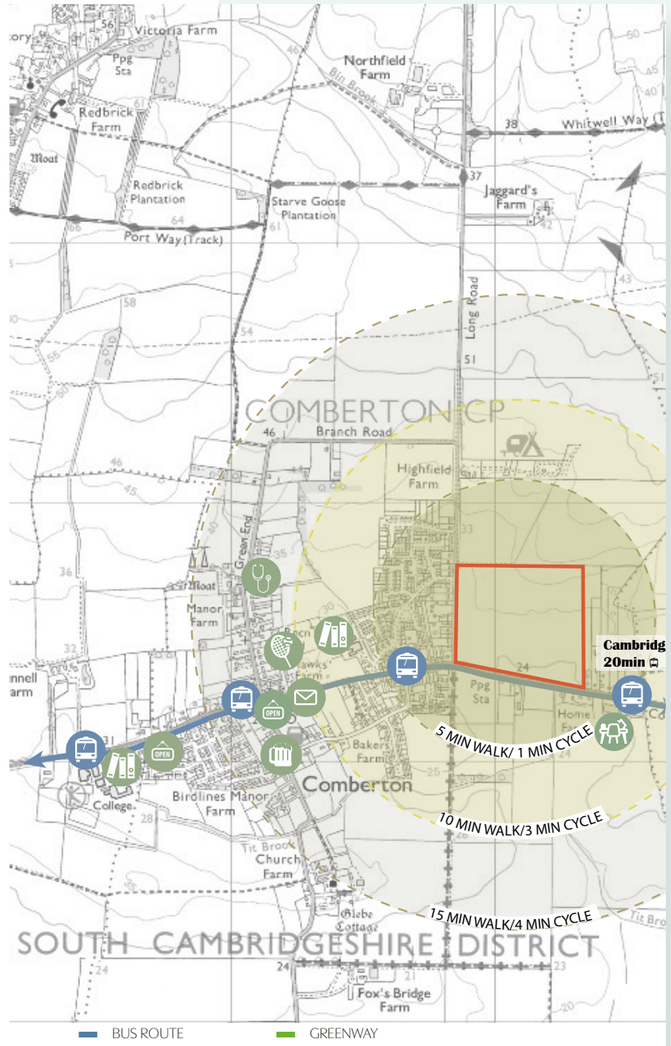
1 km -
Medical Practice

800m -
Post Office

900m -
Recreation Ground

600m -
Education Facilities

400m-
Local Employment





Building the right homes for Comberton



In our history as a business, we have always delivered policy-compliant schemes in relation to affordable housing.

We have always met council policy and never resorted to a viability exercise to shirk our responsibility to deliver affordable homes.

As a trusted partner, Thakeham is already delivering for housing associations and local authorities across the South East and in 2024, we delivered around 550 affordable homes across the South, including new net zero carbon affordable homes.

PROPOSALS FOR LAND EAST OF LONG ROAD, COMBERTON INCLUDE:

- Provision of a policy compliant level of affordable homes, in accordance with local and national policy.
- The affordable homes will provide a mix of tenures to meet local need and align with Government policy.
- Affordable homes will be tenure blind, to exactly the same quality and external finish as the private homes and distributed around the development to create a genuinely mixed community.
- A number of the homes will be suitable for older people to downsize in their community, helping people live locally as they move to later life, while potentially freeing up family homes. Thakeham is proud to deliver bungalows on many of its developments to assist with social mobility at all levels.

LAND EAST OF LONG ROAD, COMBERTON WILL INCLUDE:

- Homes for market sale
- Homes for first time buyers
- A range of affordable housing tenures for people on the housing register
- Homes for families to grow locally
- Homes for downsizers



Promoting sustainable & active travel





Meeting the challenges of climate change is about the places we create, how people move, interact, work and play.

Land East of Long Road, Comberton provides an opportunity to deliver approximately 400 homes, including policy compliant affordable homes to meet local needs. Comberton is sustainably located in close proximity to Cambridge, and has existing sustainable transport modes which residents can utilise.

The Site is within walking distance to the nearest bus stop which provides a regular service to Cambridge, with the journey taking approximately 20 minutes. The bus service also provides regular services to St Neots and Cambourne; both of which provide large amounts of employment and are on the East West Railway line.

The Site is also close to Cambridge with a range of services and facilities to meet more than just the day to day needs of new residents.

As standard, Thakeham deliver EV charging to all our new homes and this Site is no different. We will also explore the potential for a site specific electric vehicle car club scheme, further reducing the scheme's impact on the environment.

Thakeham works collaboratively with several transport providers, including the Urban Mobility Partnership, a consortium of Enterprise, Brompton, Next Bike, Stagecoach and First Group, to deliver sustainable transport solutions for our developments.



Enhancing the natural environment

LANDSCAPE-LED MASTERPLAN

Our approach to landscape-led placemaking involves incorporating the existing natural assets, as well as protecting landscape views, to create a carefully considered development which integrates naturally into the wider landscape and enhances local connectivity.

The places we create give priority to green and blue spaces, delivering biodiversity net gain and supporting local wildlife whilst also enhancing social interaction, health and well-being.

BIODIVERSITY NET GAIN

Land East of Long Road, Comberton will deliver policy compliant biodiversity net gain. This means that there will be a demonstrable improvement in natural habitats and nature overall, as a result of the proposals.

We would create nature-rich places by:

- Protecting valuable existing habitat
- Enhancing existing habitats through good management practices
- Creating new biodiverse habitats

Biodiverse developments not only create places abundant with wildlife and natural beauty but also create an opportunity to connect them with nature. Communities can gain from the mental health, physical health and social benefits it provides. They are also more resilient places for people and nature, able to better cope with winter storms, summer heat waves and even local air pollution.

HABITAT CREATION

In addition to our formal commitments, Thakeham also delivers further habitat creation, such as hedgehog highways in fences, bird and bat boxes, and install as many swift bricks as there are homes across the development. We will also launch our award-winning ecology educational programme, Eddie and Ellie, in local Primary Schools.

EDDIE & ELLIE

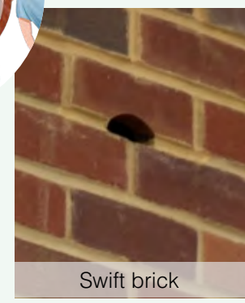
Thakeham's 'Eddie & Ellie' programme has been created in alignment with its goal of building future generations. It is a cross-curriculum package of activity for KS2 pupils incorporating workshops, site visits and a school trip to a local wildlife reserve. A specially created story book and suite of materials generates a lasting impact on pupils of the importance of nature and biodiversity.

It's also about how people live. All new homes will have easy access to natural green and blue spaces, helping people to access nature and biodiversity each and every day.

Eddie & Ellie's Wild Adventures







Swift brick





Putting health & wellbeing at the heart of the community





Creating places that enable people to live happier and healthier lives is at the heart of our vision for sustainable placemaking and community creation.

Whether creating jobs, homes, or school spaces, we believe that well-planned communities have the power to change lives for the better. Land East of Long Road, Comberton is our chance to improve community wellbeing in the district for generations to come. Through development of the Site, we will deliver new homes, including affordable homes, against acute housing need; we are able to deliver bungalows for downsizers, all in a highly sustainable location on the edge of Comberton.

This community would be a gateway to healthy lifestyles and well-being; with a series of pedestrian and cycle routes nestled within the local network of green and blue spaces/ habitats, connecting to recreational routes and along both Barton and Long Road.

Guided by the NHS Healthy New Town principles and a commitment to sustainable placemaking, we would create a healthy and connected community with integrated and high-quality services without the need for car dependency – delivering a boost to both mental and physical wellbeing.

Our legacy will be an inspirational blend of health, wellbeing, productivity and a new benchmark of what sustainable placemaking can provide.



Delivering a place we can be proud of

Thakeham delivers developments with a focus on sustainable placemaking and enhancing communities. From the quality of our developments to our social responsibilities, we always go the extra mile.

A Thakeham development will always be an asset to its surroundings and the local community. We aim to enhance the quality of life for everyone in the community, not just the people who buy our homes.

We don't just build houses; we are placemakers. We're committed to creating new, extraordinary places, with the highest attention to detail.

We are always aiming for higher environmental standards, both on our developments and in our own working practices.

As a socially responsible developer, we make a positive contribution to the lives of local communities. Essential in bringing people together, we sponsor several local sports teams in the locality of our developments. Our recruitment strategy includes local apprenticeships throughout the entire lifecycle of a development.

At every stage, Thakeham's approach is one that ensures we leave a legacy behind that everyone can all be proud of.

At Thakeham, we have an opportunity and a duty to create amazing places; we are driven by a passion to deliver a legacy for many to enjoy and that we are proud of.

Rob Boughton,
CEO of Thakeham



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