

EVOLUTION

DOCUMENT



THAKEHAM

LAND EAST OF LONG ROAD, COMBERTON

A NEW SUSTAINABLE NEIGHBOURHOOD



ZERO CARBON PLACEMAKING

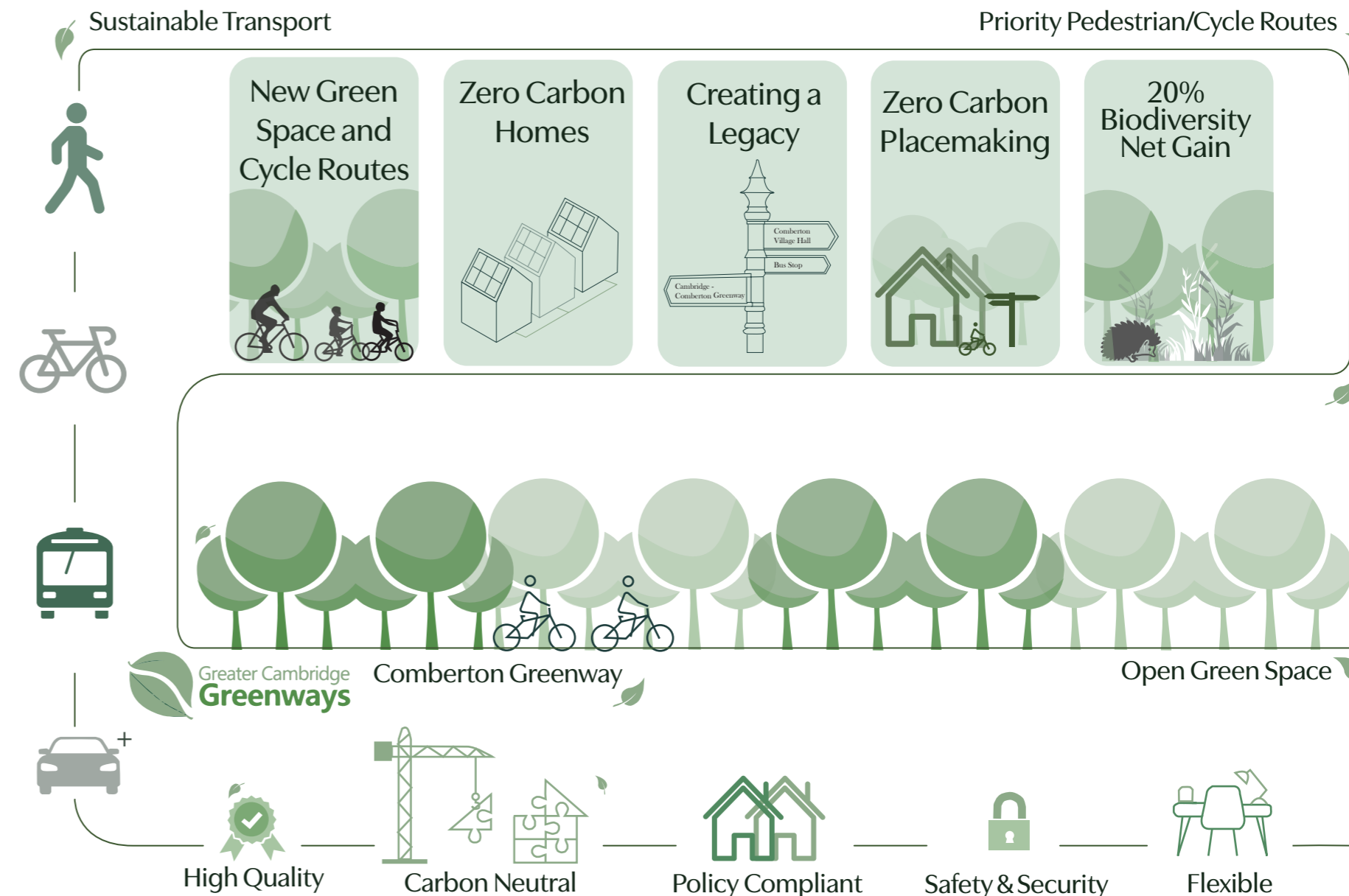
COMBERTON GREENWAY

COMMUNITY CO-WORKING SPACE

POLICY COMPLIANT AFFORDABLE HOUSING

20% BIODIVERSITY NET GAIN

A SUSTAINABLE VISION FOR COMBERTON



VISION

The success of Thakeham's approach is from the outset ensuring that at the heart of our design, decision-making, engagement and consultation we plan for the creation of strong and resilient new communities that can be integrated with the existing area. Key to this is early delivery of community assets and green infrastructure through robust and dedicated community involvement and management.

The Healthy New Towns Network is a collaboration between **NHS** England, Public Health England, housing developers and housing associations and Thakeham is one of only 12 organisations selected to become a member of the network.

Thakeham is committed to advocating the Healthy New Towns principles, prioritising health and wellbeing within our developments and creating the healthy neighbourhoods, towns and cities of the future.

Our approach sets us apart from our competitors. We deliver our schemes with a focus on sustainable attractive development, looking ahead of current construction standards.

This Vision Document has been prepared by Thakeham to convey our initial aspirations for the Site, following a review of the opportunities and constraints that exist. It is envisaged that this Vision Document can therefore be used to facilitate further discussions with relevant stakeholders as design ideas are progressed.



RACE TO ZERO

Zero Carbon Homes

From 2025, all Thakeham homes will be net-zero in lifetime use. Thakeham has become the first housebuilder in the UK to have made commitments on the SME Climate Hub, and be part of the United Nations' Race To Zero campaign.

Carbon Neutral Production

From 2025, all Thakeham homes will be carbon neutral in production. Our off site panelised system will make construction more efficient, enhancing quality, and reducing construction traffic.

Infrastructure-led

We deliver infrastructure early in the construction programme, such as community facilities or highways enhancements / improvements.

Community Benefits

New open space and play space for the wider community alongside a new flexible community co-working space.

Sustainable Transport

We prioritise walking and cycling over car travel. All Thakeham homes will have a fast-electric vehicle charging point.

Biodiversity

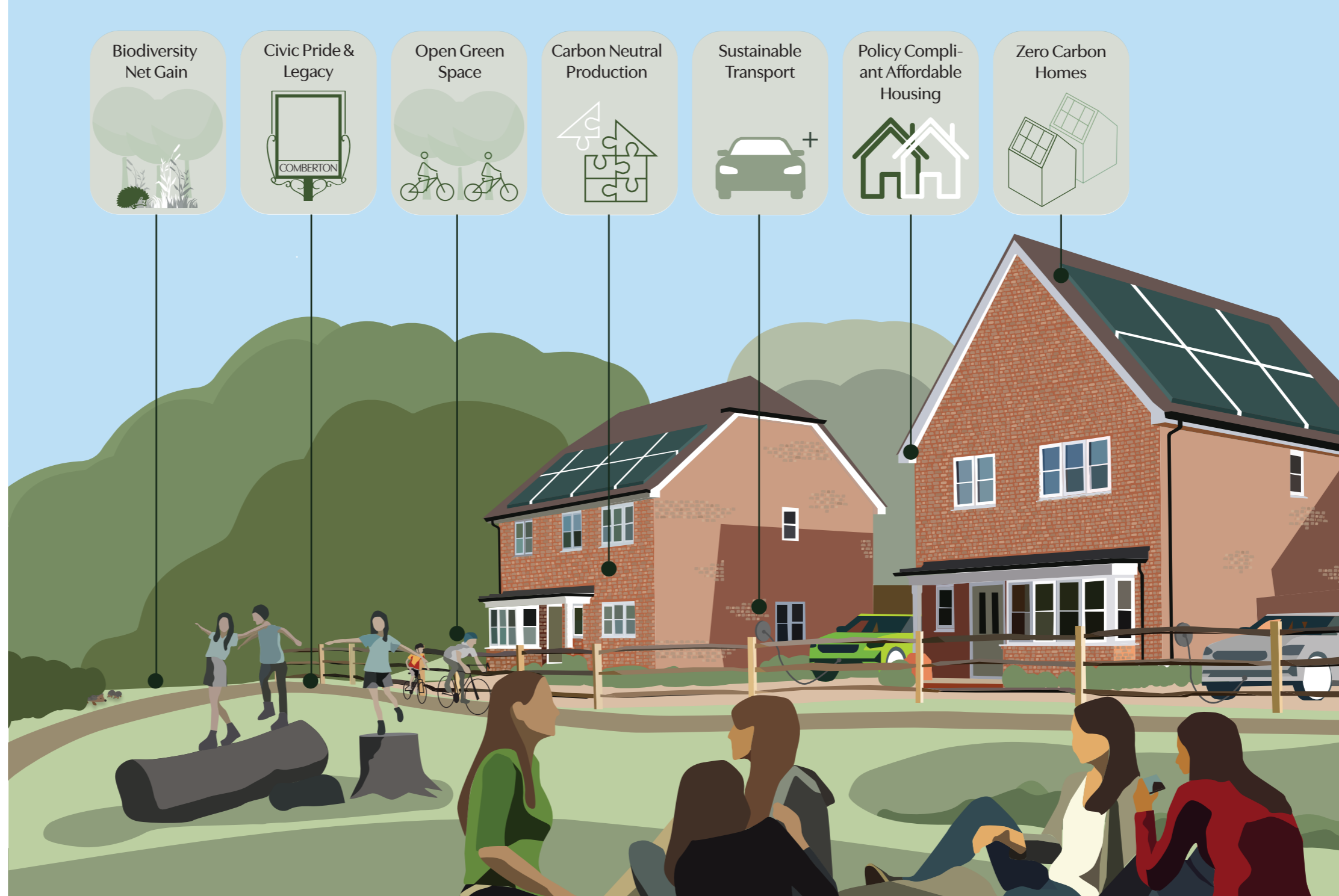
Our landscaping will provide at least a 20% Biodiversity Net Gain, including hedgehog highways, year-round variation for wildlife, as well as green and blue infrastructure, open space and play space.

Education

We will engage local primary schools with our 'Eddie & Ellie's Wild Adventures' initiative to promote the importance of ecology and biodiversity, delivering National Curriculum linked activities and early career based learning.

Affordable Housing

We will deliver the required level of affordable housing, designed to be tenure-blind and integrated across the development.



Thakeham will deliver:

- A new zero carbon neighbourhood within Comberton
- Approximately 400 new homes including policy-compliant affordable housing on-site
- New flexible co-working space for the wider community
- The delivery of part of the proposed Comberton Greenway
- Public green open space and play space

Thakeham's vision is to create an amazing place to live. A place that is an asset to its surroundings and the local community.

Thakeham's approach is one that ensures we leave a legacy behind that everyone we work with, and the Thakeham team, can be proud of.

Thakeham prides itself on early consultation with stakeholders, including local authority officers, portfolio holders, ward councillors, parish councils and local residents including community groups. This engagement can take the form of meetings, presentations with Q&As through to public exhibitions and digital engagement. These early conversations also allow us to ensure our proposals deliver on community aspirations for the local area, respect the views of stakeholders, and shape our design philosophy. The journey will involve early and regular engagement with all relevant stakeholders.

DESIGN PRINCIPLES



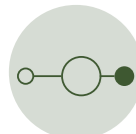
Placemaking

A development which places as much importance on the space between buildings as the buildings themselves.



Local Vernacular

Buildings that reflect the best in local architecture from materials which are prevalent locally.



Connectivity

A place where everyone finds it easy to get around, with good accessibility to local facilities.



Character & Identity

A place that is memorable and engaging but integrates with its surroundings.



High Quality Development

A neighbourhood with well-designed streets, landscaping and homes.



Sustainability

A development which encourages sustainable living through resource efficiency and sustainable transport options.



Landscaping

A development which enhances the existing landscape and biodiversity to define attractive spaces.



Safety & Security

A place that feels safe at all times with carefully lit streets and spaces.



LEARNING & ENGAGEMENT PROGRAMS



HIGH QUALITY AFFORDABLE HOUSING



CO-WORKING



COMMUNITY-LED FACILITIES



WALKABLE NEIGHBOURHOOD

LOCAL CONTEXT

The Site is located in close proximity to Comberton Village Centre and in easy walking and cycling distance to all main local amenities.



MERIDIAN PRIMARY SCHOOL
7 MINUTES 2 MINUTES



LOCAL EMPLOYMENT
5 MINUTES 1 MINUTE



COMBERTON SURGERY
13 MINUTES 4 MINUTES



LOCAL PUB
12 MINUTES 4 MINUTES



VILLAGE COLLEGE
21 MINUTES 6 MINUTES



VILLAGE CENTRE
11 MINUTES 3 MINUTES



COMBERTON RECREATION GROUND
11 MINUTES 3 MINUTES

THE SITE

The Site is located adjacent to the existing settlement of Comberton, sitting within the context of the village, between the village centre to the west, and ribbon development to the east.

- The Site lies 0.5 miles to the east of the village centre
- Near to the preferred route of the new East-West Railway connecting Bedford to Cambridge through a new station at Cambourne (west of Comberton). Local bus services are available adjacent to the Site that connect to Cambourne Station.
- Located on one of the proposed routes of the 'Comberton Greenway' which will improve cycle and pedestrian connectivity to the centre of Cambridge
- Providing services to Ipswich, London, and Birmingham, Cambridge train station is 5.2 miles from the Site, which can be accessed by local buses
- Number of bus stops in close vicinity of the Site providing services to Cambridge, Cambourne, and Eltisley



300m - Nearest Bus Stop



800m - Local Shops



900m - Pubs / Restaurants



1 km - Medical Practice



800m - Post Office



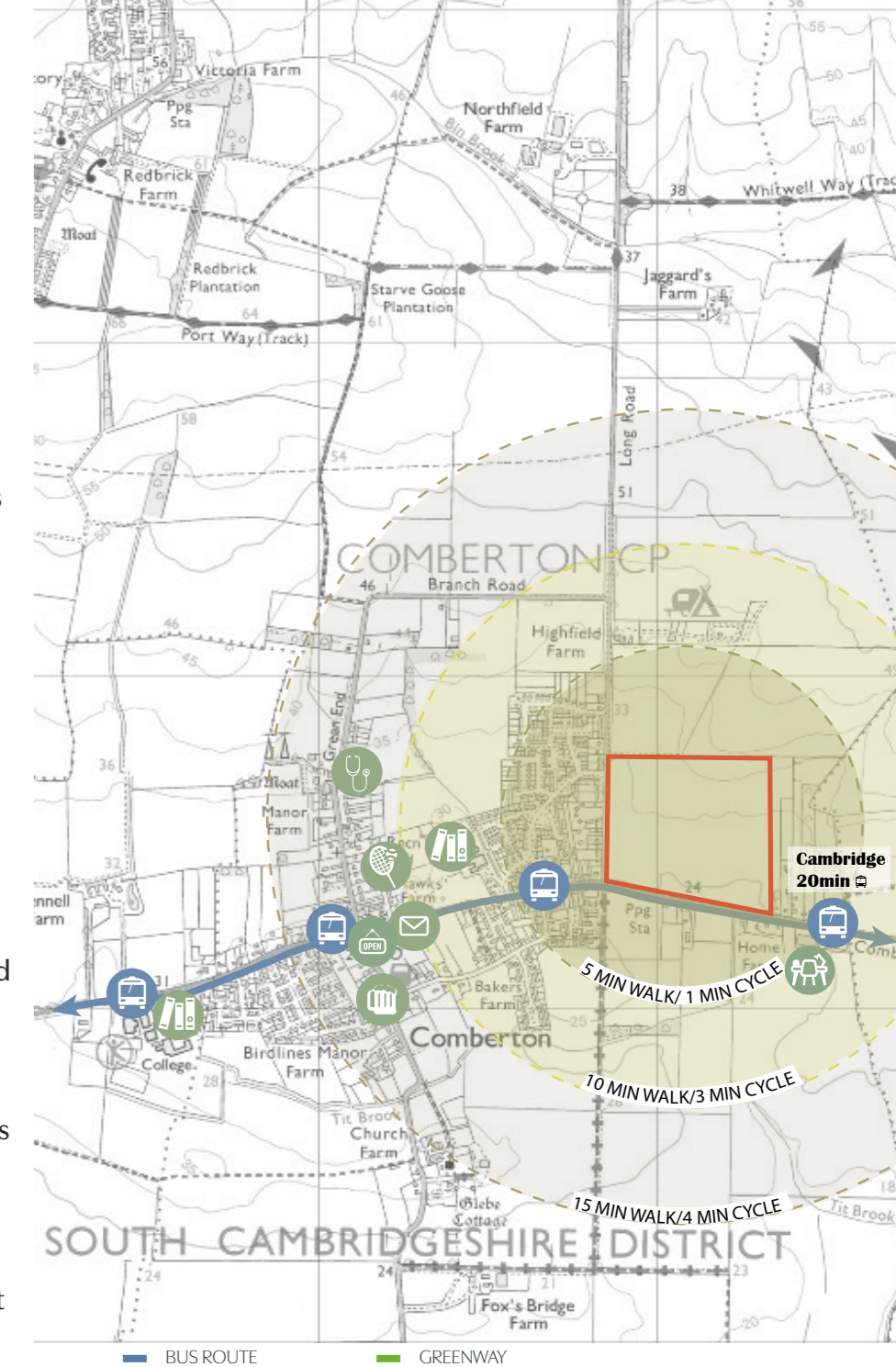
900m - Recreation Ground



600m - Education Facilities



400m - Local Employment



CONSTRAINTS AND OPPORTUNITIES

Following an assessment of the Site's constraints and opportunities, the Site is confirmed to be available, suitable and achievable.

Constraints

The following constraints have been identified:

- Existing hedgerows to the east
- Existing drainage to the south and west of the Site boundary
- Overhead electrical cables to the west boundary
- Medium-high surface water flood risk to the south and west of the Site
- Gentle slope across the Site, 11m gradient sloping towards the south
- Sensitive boundary to the east and west, where there is little screening from neighbouring properties.
- Currently limited access onto the Site, informal access points along Comberton Road
- Existing mature trees on the western boundary

Opportunities

The following opportunities have been identified:

- The Site is situated on the edge of the settlement of Comberton, with existing residential development immediately adjacent the west boundary along Long Road and the east boundary along Barton Road
- A SuDS feature will be introduced to improve biodiversity and mitigate flood risks
- Various routes will be introduced with a pedestrian and cycle focus to increase site permeability
- Landscaping will be integrated along the Site boundary and the set back of development from Long Road and Barton Road frontages will respect the character of Comberton's existing street frontages.
- Field boundary hedgerows and existing mature trees will be retained where possible and supplemented by new planting to enhance habitats to increase biodiversity
- Introduce new open green spaces for public use incorporating play spaces, allotments, new habitats and increase in biodiversity
- Deliver an extension of the Greenway by creating new pedestrian and cycle linkages across the Site that helps facilitate connections between the existing Public Rights of Way and the proposed Greenway
- New sustainable community and flexible co-working space



Key

- Site Boundary
- Existing Drainage Ditch
- ~ Sensitive Boundary
- Existing Trees/Hedgerows
- ☾ Surface Water Runoff Zone
- ➔ Open Views Into Site
- - - 5m elevation contour
- - - OH Electrical Cables
- ▲ Mobile Mast

CONCEPT MASTERPLAN

At the heart of the design process are the core Thakeham values of placemaking and community. These, alongside a review of the constraints and opportunities, have informed the concept 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



Promoting Zero Carbon Homes & Zero Carbon Placemaking



Key

- Primary Vehicular Route
- Secondary Vehicular Route
- Primary Pedestrian / Cycle Route (Comberton Greenway)
- Secondary Pedestrian / Cycle Route
- Traffic Calming
- Site Access
- Open Space
- Building Blocks
- Development Parcels
- Co-working space
- Existing Trees
- Proposed Trees / Landscape Buffers
- Attenuation Basin
- Play Space

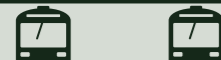
SUSTAINABLE MOVEMENT

Thakeham's approach to sustainable movement starts with the principle of reducing the need to travel. This can be achieved by offering bespoke home offices in all of our houses. Our focus is then on shifting the mode of travel by using the following sustainable travel hierarchy:

- Walking and cycling routes will have priority crossing over vehicles
- Bike maintenance stations and easy cycle storage with charging points
- Access to public transport with access to community travel
- Fast electric vehicle and cycle charging points and easily accessible secure storage



CYCLE / PEDESTRIAN ROUTES



PUBLIC TRANSPORT



COMMERCIAL DELIVERIES



PRIVATE VEHICLES

COMBERTON GREENWAY

The Comberton Greenway is proposed to provide new and improved cycling, pedestrian and equestrian routes in support of the Greater Cambridge Greenways network. The design of the pedestrian and cycle movement across the Site will facilitate and connect with the proposed Comberton Greenway. This will offer a convenient and sustainable route to Comberton Village and Cambridge City Centre.

Comberton Greenway consultation results

485 survey responses



90%

of respondents supported the formation of the Greater Cambridge Greenways network

75%

said they wanted improvements west of the M11 Bridge, whilst

74%

said they wanted improvements east of the M11 bridge

71%

of respondents said they wanted a link to Barton Road

69%

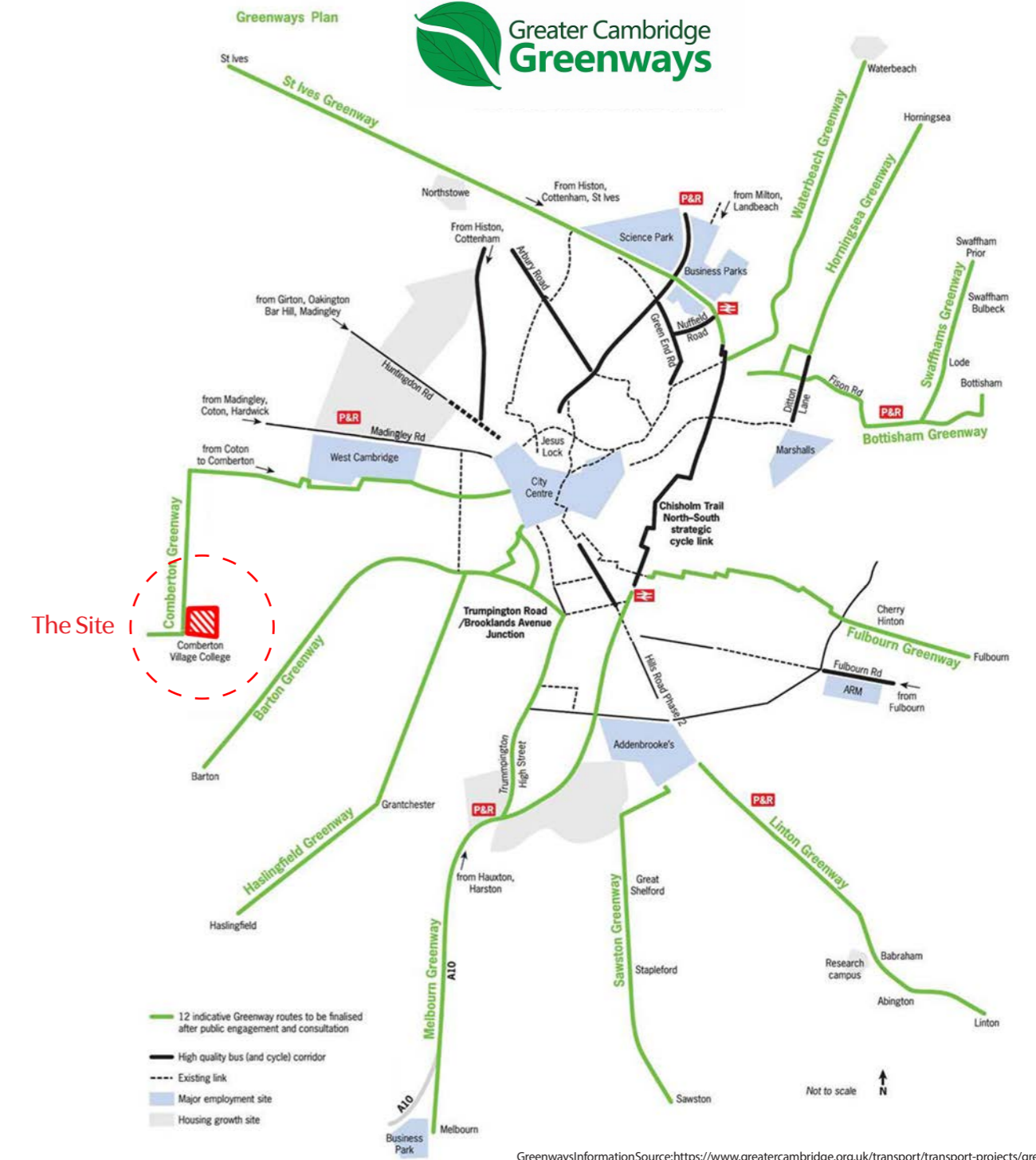
of respondents said they wanted a route to Hardwick



69%

of respondents said they wanted a route into Cambridge – To Queens Road

The full consultation report can be found at www.greatercambridge.org.uk/comberton-greenway



SUSTAINABLE CONSTRUCTION

Thakeham has become the first housebuilder in the UK, and one of only five in the construction sector globally to have made commitments on the SME Climate Hub, and be part of the United Nations' Race To Zero campaign.

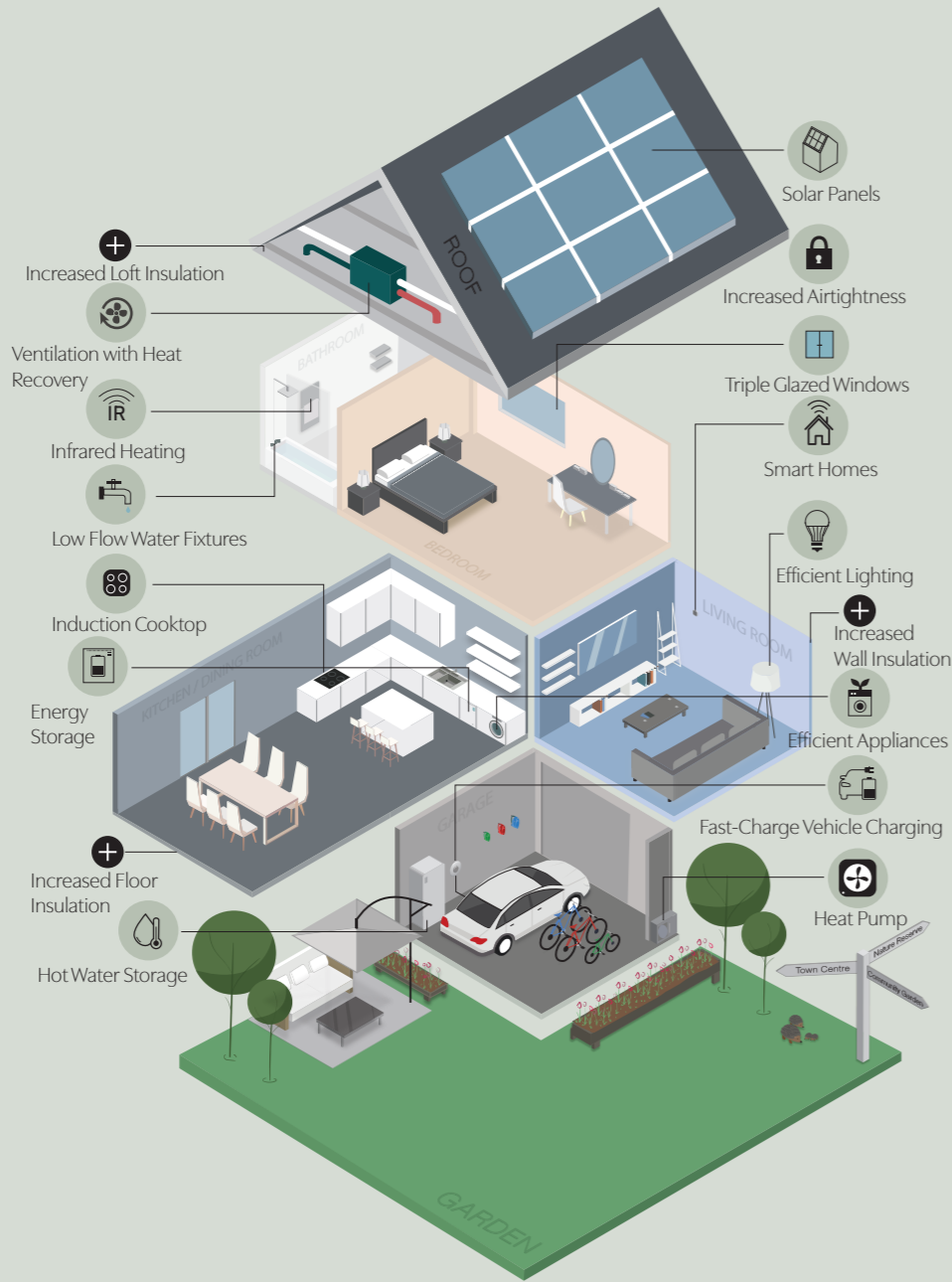
As part of this, we have committed to the SME Climate Commitment. Recognising that climate change poses a threat to the economy, nature and society-at-large, our company has pledged to take action immediately in order to halve our greenhouse gas emissions before 2030, achieve net zero emissions before 2050, and to disclose our progress on a yearly basis.

Our three big zero carbon commitments already puts us at delivering on these goals in 2025, but it's important we join these global campaigns to showcase Thakeham alongside 454 cities, 23 regions, 1,397 businesses, 74 of the biggest investors, and 569 universities who have already joined the United Nations' Race to Zero campaign

From 2025, All Thakeham homes will be carbon neutral in production and zero carbon in lifetime operation. On all our developments we lead industry best-practice by combining ultra-high fabric efficiency with renewable technologies. Our Zero Carbon design shows potential improvements that can be made to achieve high-quality homes that support sustainable and healthier living.

Thakeham uses a UK-based factory which manufactures panels using timber from sustainable sources. The off-site panelised system improves efficiency, speed of construction, quality, and reduces carbon emissions. Thakeham encourages the use of recycled materials, such as otherwise non-recyclable waste plastics and products part of a circular economy, as well as ensuring our whole supply chain is as local as possible; supported by our Gold membership with the Supply Chain Sustainability School.

On site, we aim to minimise construction travel emissions, waste and energy consumption and are registered with the Considerate Constructors Scheme.



ZERO CARBON HOMES



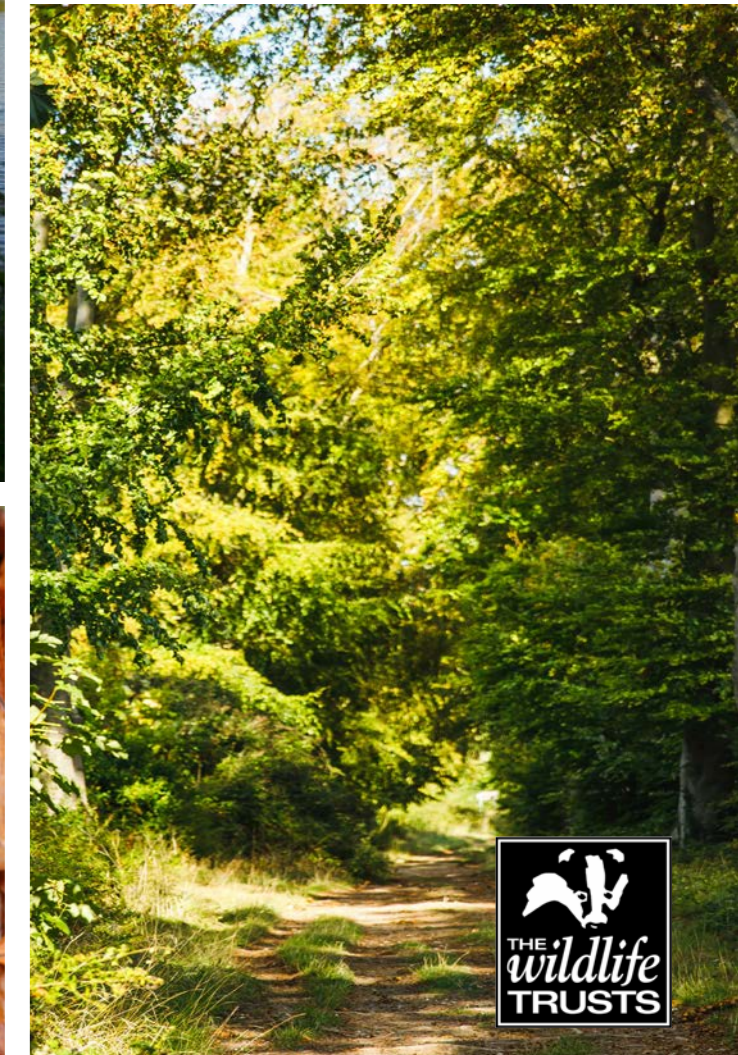
OPEN SPACE & BIODIVERSITY

At Thakeham, we want to see a world where seeing a hedgehog is an everyday experience. The proposals will provide a benefit to nature alongside a significant amount of usable open space for use by the community and existing residents.

Biodiversity-focused landscaping will form a key part of the proposal, and will be seeking to provide a net gain for biodiversity of more than 20% as well as increasing people's connection to nature. We will aim to achieve this through:

- Improving the quality and connectivity of the open spaces
- Offering high value habitat areas and providing planting guides to welcome wildlife into their gardens
- Hedgehog highways through fence boundaries to help the species roam and forage.
- Creating more higher value habitats, such as ponds and hedgerows with access for people to enjoy nature
- Education programmes such as the **Eddie and Ellie Wild Adventures programme** that partners with local schools to support the curriculum on ecology and sustainability through workshops and site visits.

Thakeham works closely with charities such as the Wildlife Trusts, to increase people's awareness and understanding of the natural world and deepening their relationship with it. We are Gold corporate members of Surrey Wildlife Trust, and are seeking to expand our working relationships with individual Wildlife Trusts to cover all the areas we work in.

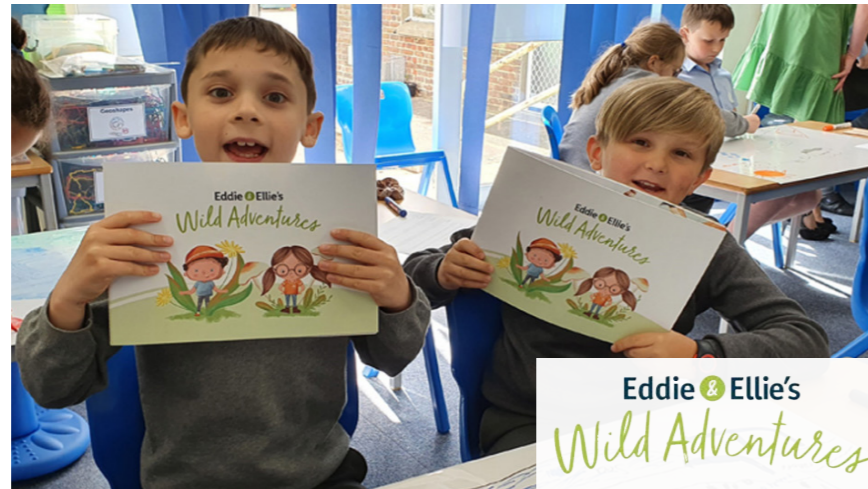


COMMUNITY & LEGACY

At Thakeham, community is at the heart of everything we do and drives our approach to social value. Delivering social value is an intrinsic part of Thakeham's culture, it is in the 'Thakeham Family' DNA and woven throughout our business activities. Our approach enhances our established business practices to maximise the wellbeing benefits that our developments can offer those who build them, those who live in them and the communities around them now and in the future.

We are passionate about having a positive impact on people's wellbeing, constantly striving to deliver against our four key focus areas:

- Building Local Communities via excellent placemaking that creates interconnected communities that challenge issues of loneliness and promote healthy living, and via our long term charity partnerships
- Building Future Generations via our school engagement programmes, including our industry leading holistic ecology programme 'Eddie & Ellie's Wild Adventures' for primary age pupils, and providing inspiring careers support to secondary age pupils through our Cornerstone Employer status with The Careers Enterprise Company.
- Building a Stronger Industry with our support of small and medium size enterprises and upskilling for local workers, supporting apprenticeships, and actively contributing to the diversification and upskilling of the construction sector
- Building Sustainable places by tackling issues of climate change, biodiversity loss and societal disconnects via our ambitious Sustainability Strategy



As a pioneer member of Social Value UK, the professional body for social value and impact management, we understand our impact on the wellbeing of all our stakeholders and will develop a cohesive social value delivery plan for our development at Comberton that addresses their needs.



DELIVERING EXCELLENCE

Thakeham is committed to delivering sustainable, infrastructure-led development and has a track record of doing just that on sites across the South of England.

Examples of residential units at Woodgate, Pease Pottage (top and bottom left) presenting great examples of how Thakeham homes are designed and built to a high standard and use high quality materials that reflect the local character.



Alphium Home in Woodgate, Pease Pottage



Woodgate, Pease Pottage presenting a great example of how Thakeham homes are designed and built to a high standard.



Seeley Copse Education Centre, The Goodwood Estate

THAKEHAM

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.

"Each development is different and tailored to its locality, with careful consideration of the area's character, as well as the environment"



Sponsor at Goodwood Festival of Speed



Sponsor at Horsham Rugby Club



DELIVERY

The Site is available, suitable and achievable.

AVAILABLE

The Site is within Thakeham's control and is available for residential development.

SUITABLE

The Site is sustainable, logical and viable for the siting of development.

ACHIEVABLE

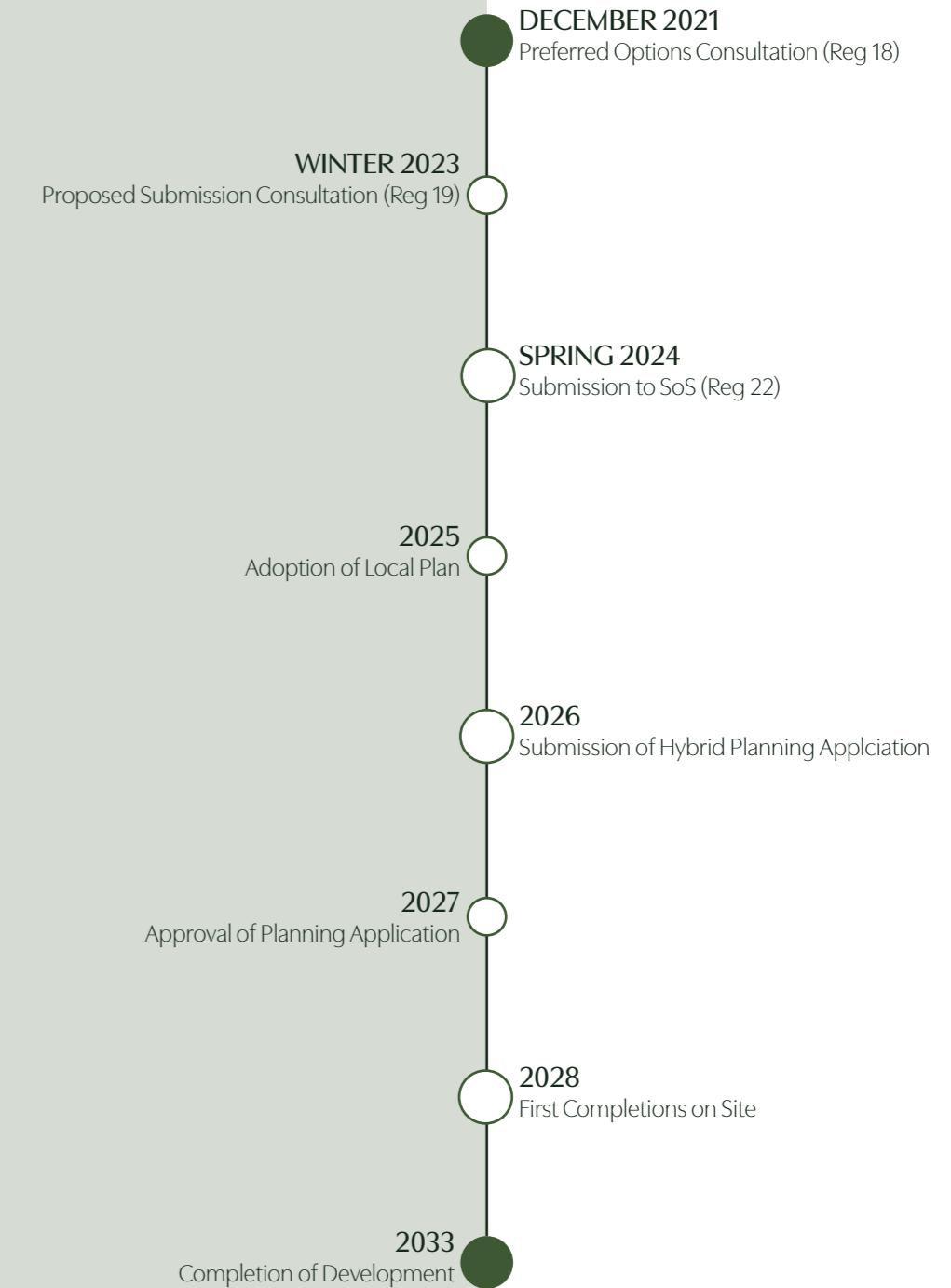
The Site will deliver a high-quality sustainable development within the first five years of the plan period.

Promoted by Thakeham, it is estimated that the Site could deliver around 80 zero carbon homes per annum, leading to a construction timeframe of 5 years including initial infrastructure enabling works.

Based on the Councils' latest local development scheme timetable, the entirety of the Site can come forward to deliver a new sustainable development early in the Local Plan period up to 2040.

To read more about the principles of Healthy New Towns please visit the website link below:

<https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/>





THAKEHAM

OUR PARTNERSHIPS SUPPORTING ZERO CARBON PLACEMAKING



RACE TO ZERO



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