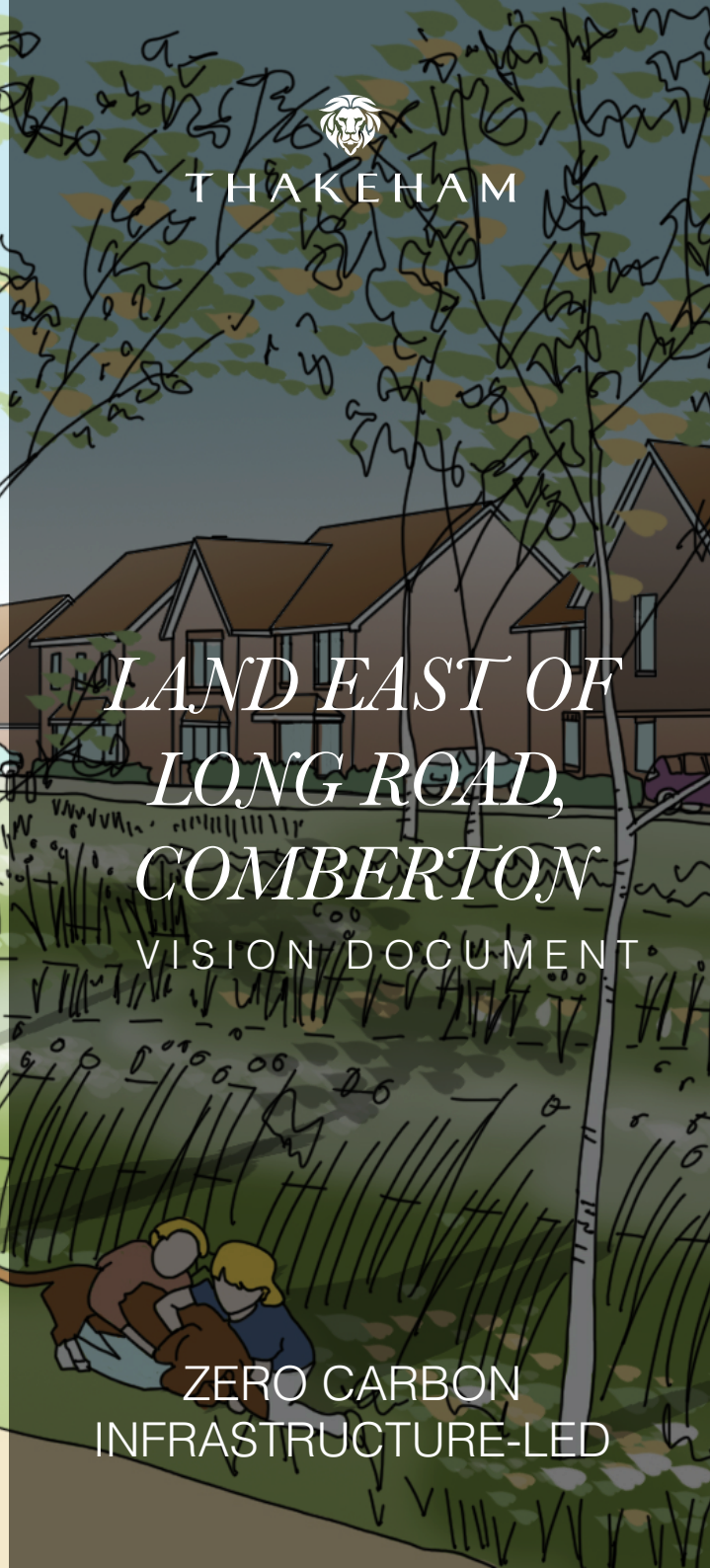




THAKEHAM



*LAND EAST OF  
LONG ROAD,  
COMBERTON*  
VISION DOCUMENT

ZERO CARBON  
INFRASTRUCTURE-LED



ZERO CARBON HOMES

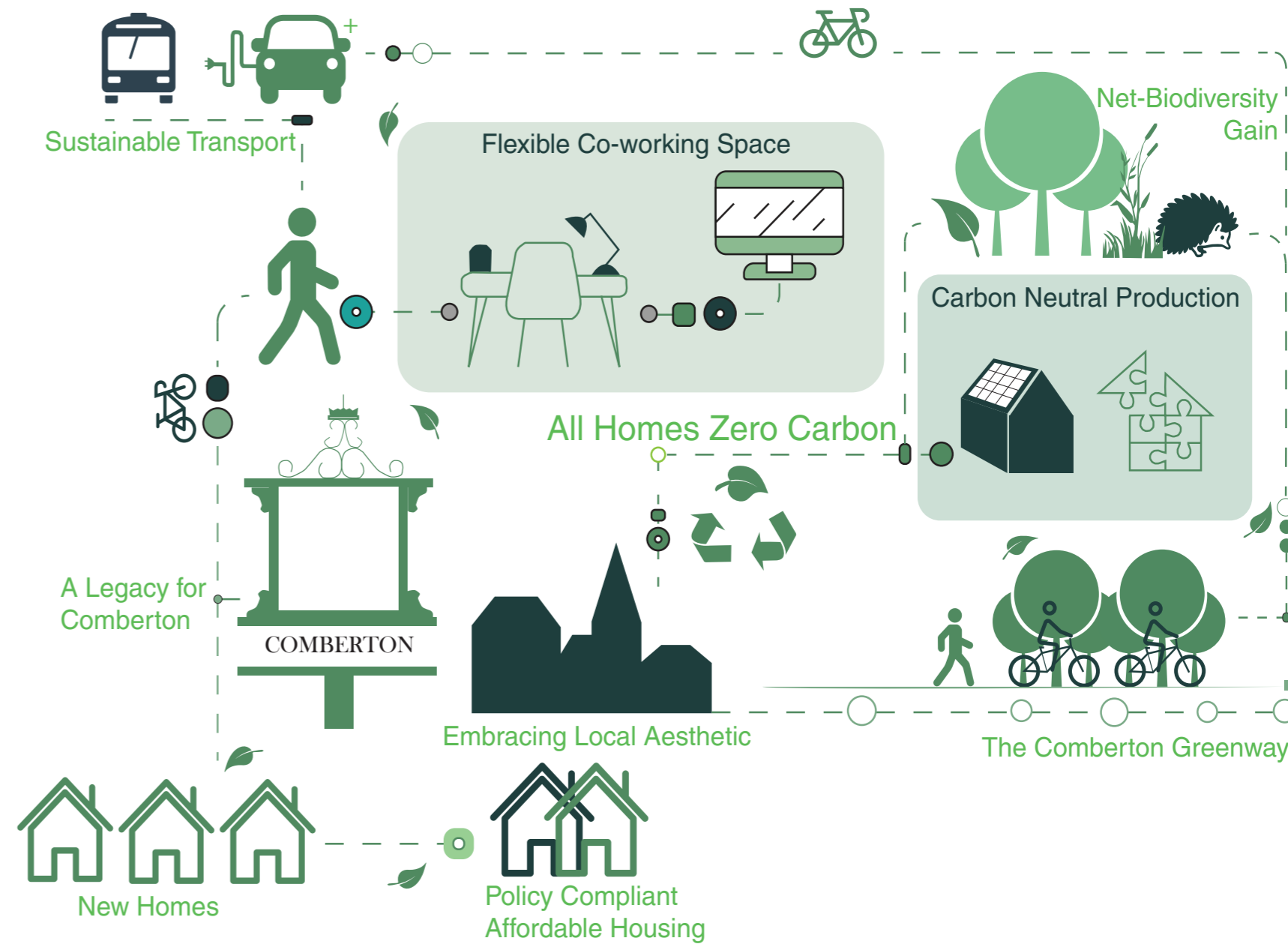
COMBERTON GREENWAY

COMMUNITY CO-WORKING SPACE

INFRASTRUCTURE LED

POLICY COMPLIANT AFFORDABLE HOUSING

# A Sustainable Vision for Comberton



# Vision

The Healthy New Towns Network is a collaboration between NHS England, Public Health England, Housing Developers and Housing Associations.

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 development, looking ahead of current housing standards.



## Zero Carbon Homes

All Thakeham homes will be Net-Zero in lifetime use.

## Carbon Neutral Production

The production process for every Thakeham home will be Carbon Neutral. 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 improvements.

## Community & Co-working Space

A new flexible co-working space at the heart of the development will be created in consultation with the community, for the community, along with open space, play areas and policy-compliant affordable housing.

## Sustainable Transport

We prioritise walking and cycling over car travel, and this section of the proposed Greenway could include a public bike maintenance and water refill station. All Thakeham homes will have a fast-electric vehicle charging point. Thakeham will also provide incentives for cycle ownership.

## Biodiversity

Our landscaping will provide a Net-Biodiversity Gain, including hedgehog highways, year-round variation for wildlife, as well as green space, play space and allotments.

## Education

Thakeham will engage local primary schools with their 'Eddie & Ellie the Ecologists' initiative to promote the importance of ecology and biodiversity.



## 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 such as office and laboratory rental space similar to 'WeWork' and 'Biocity' initiatives
- The delivery of part of the proposed Comberton Greenway
- Public green open space
- Play space
- Allotments

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.

# 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
- A strategic location, within the Oxford-Cambridge Arc
- Near to the preferred route of the new East-West Railway connecting Bedford to Cambridge through a new station at Cambourne (west of Comberton)
- Located on one of the proposed routes of the 'Comberton Greenway' which will improve cycle and pedestrian connectivity to the centre of Cambridge
- Cambridge train station is 5.2 miles from the Site providing services to Ipswich, London and Birmingham
- Number of bus stops in close vicinity of the Site providing services to Cambridge, Cambourne, and Eltisley



Bedford



Cambourne



6.2 Miles

Comberton

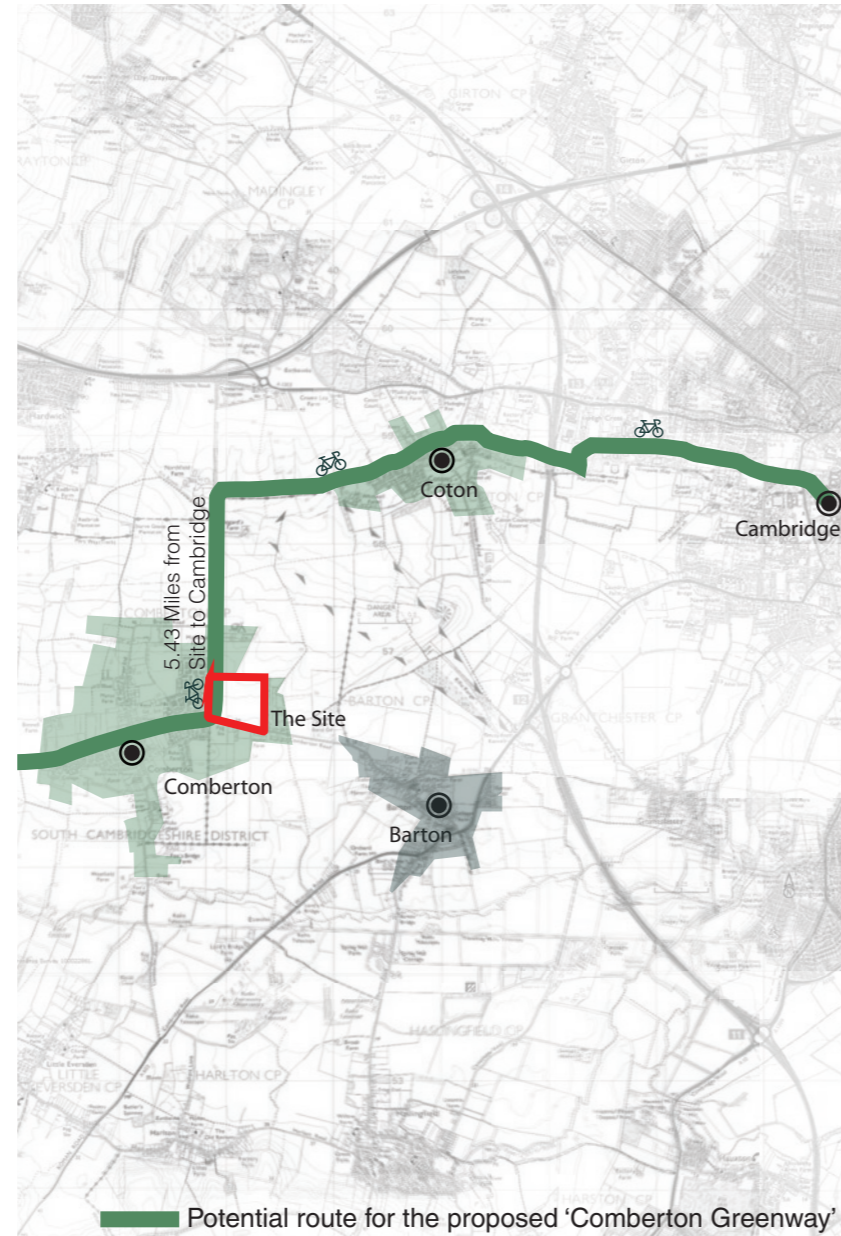


5.2 Miles

Cambridge



# Local Facilities



0.2 miles - Primary School



0.4 miles - Post Office



0.5 miles - Village Hall












0.7 miles - Surgery



0.8 miles - College

## Constraints



-  Existing Hedgerows
-  Existing Drainage
-  Site Boundary
-  Overhead Electrical Cable
-  Surface Water
-  General Slope Across Site
-  Existing Trees
-  Sensitive Neighbouring Land
-  Noise Sensitivity

## Opportunities



- Deliver part of the proposed 'Comberton Greenway'
- Allotments for the local community
- Enhancements to existing green infrastructure and new landscaping to provide visual containment
- Potential new homes
- New habitats to increase biodiversity
- New community and flexible co-working space
- Healthier living through pedestrian connectivity
- New site access

# 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 Delivery part of the proposed Comberton Greenway, creating cycle / pedestrians' routes between the development, existing village and Cambridge.
- 2 New net-zero carbon homes with electric car charging stations.
- 3 New flexible co-working space for the wider community such as office and laboratory rental space similar to 'WeWork' and 'Biocity' initiatives
- 4 New landscape planting and swales to reduce the visual impact of the development on neighbouring homes
- 5 Primary access proposed from B1046 Barton Road to the south, which will create safe passage along the proposed Greenway
- 6 Boundary planting to reduce any noise impact from the main road
- 7 Key entrance feature with focal buildings and softened landscaping will be established
- 8 Allotments for use by the wider community
- 9 Planted landscape buffers to reduce visual impact on to the wider landscape
- 10 Central village green
- 11 New open green spaces with play spaces provision
- 12 Cycle/Pedestrian routes throughout the site.



# Design Principles

Thakeham design with core principles to deliver developments to be proud of, not only for us but for the whole community.

Eight key design principles that will underpin the development proposals:

- Placemaking
- Local Vernacular
- Connectivity
- Character & Identity
- High Quality Development
- Sustainability
- Landscaping
- Safety & Security

## PLACEMAKING:

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



## 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.



## LOCAL VERNACULAR:

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



## SUSTAINABILITY:

A development which encourages sustainable living through zero carbon homes, resource efficiency, and sustainable transport options.



## CONNECTIVITY:

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



## LANDSCAPE:

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.

# 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.



# 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

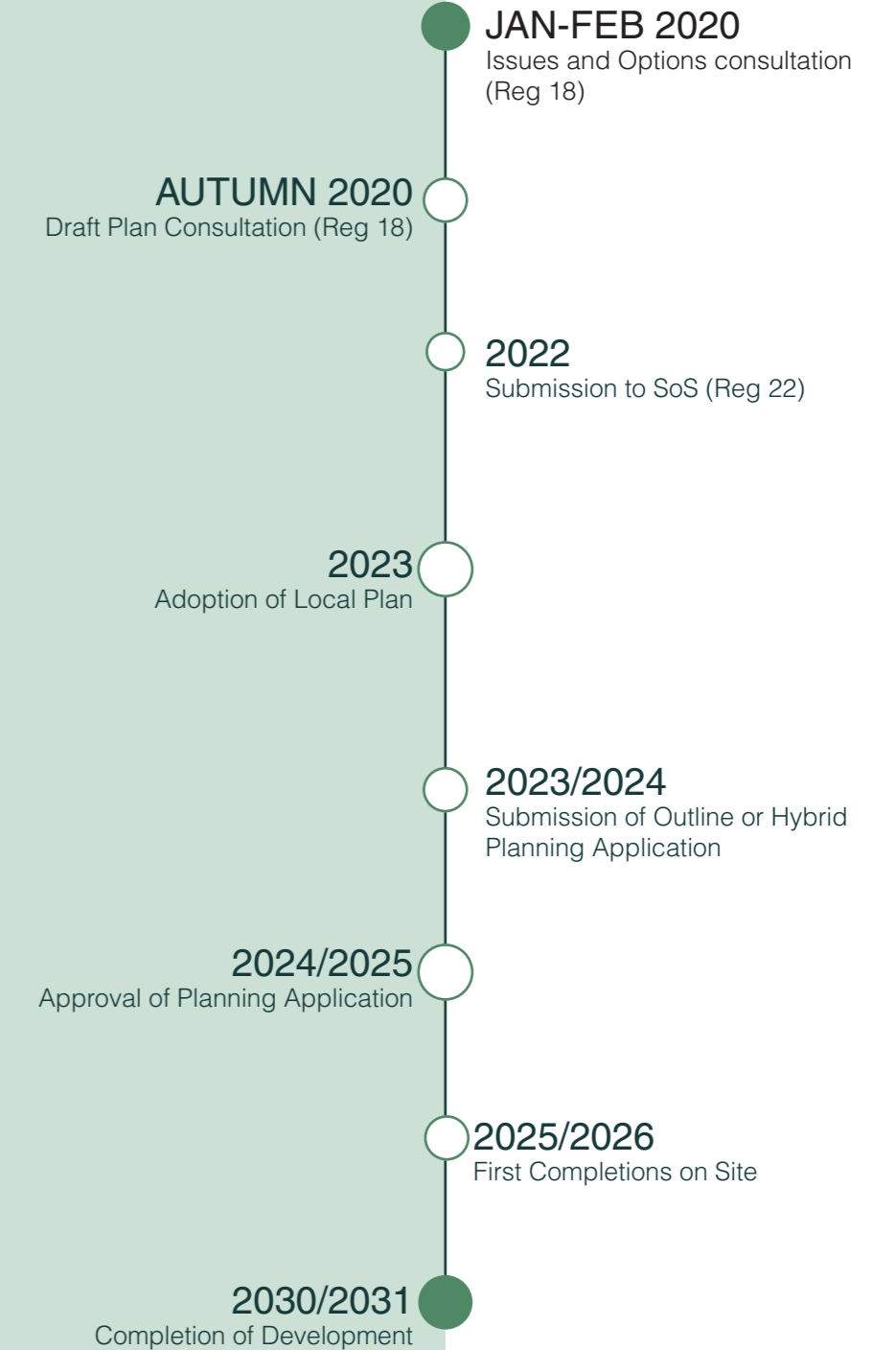
The Site will deliver zero carbon homes within the first five years of the plan period.

Promoted by Thakeham, it is estimated that the site could deliver around 70 zero carbon homes per annum, leading to a construction timeframe of 5-6 years.

The entirety of the site can come forward to deliver new zero carbon homes 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/>



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





# THAKEHAM

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