

# VISION DOCUMENT



THAKEHAM

EATON BANK, LAND NORTH OF BUSHMEAD ROAD

A NEW SUSTAINABLE NEIGHBOURHOOD



ZERO CARBON  
PLACEMAKING

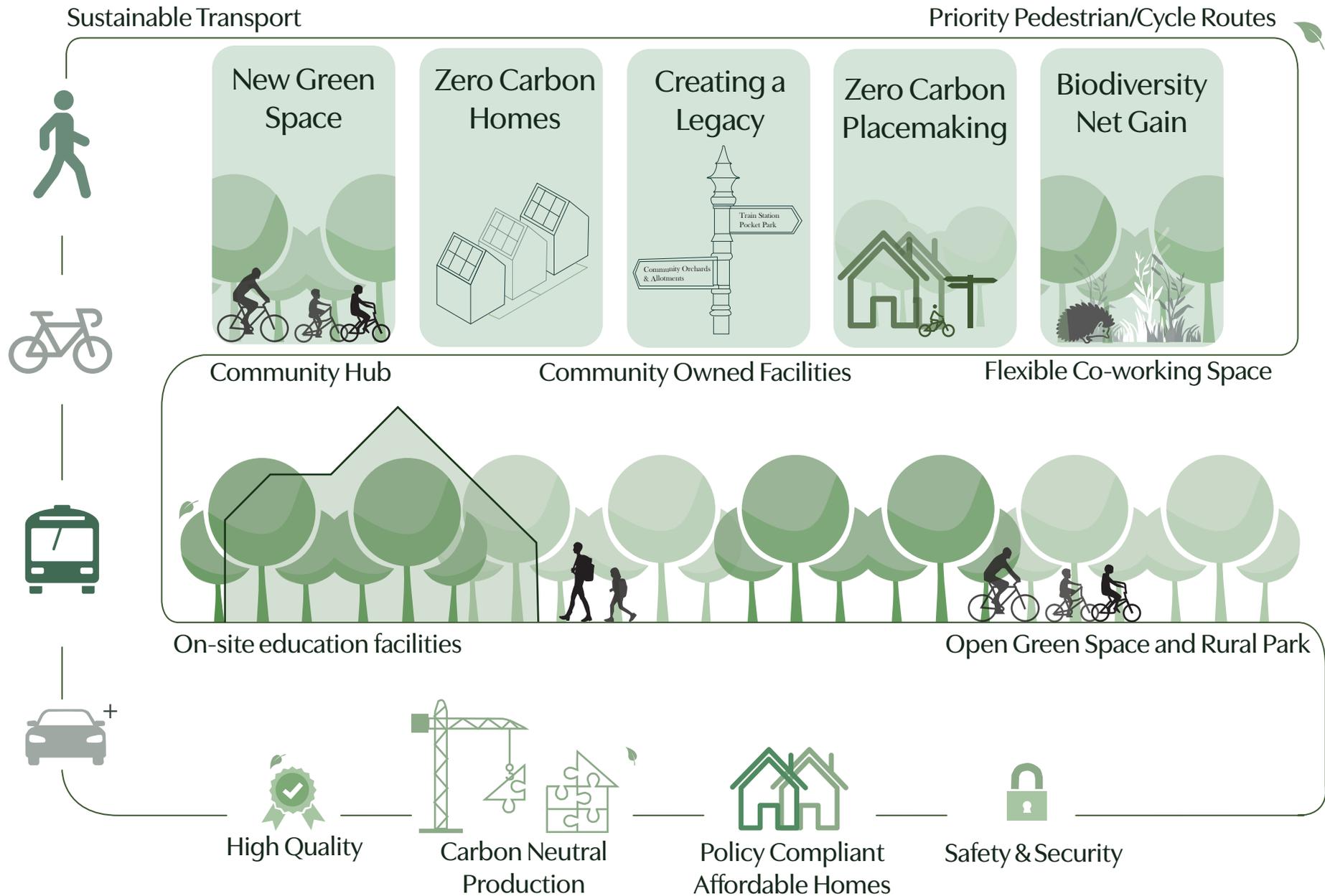
HIGH QUALITY  
DESIGN

POLICY COMPLIANT  
AFFORDABLE  
HOUSING

OPEN GREEN SPACE  
AND RURAL PARK

BIODIVERSITY  
NET GAIN

# A SUSTAINABLE VISION FOR EATON SOCON



# 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 attractive development, looking ahead of current construction standards.

The success of Thakeham's sustainable new communities 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 existing communities. Key to this is early delivery of community assets and green infrastructure together with fostering the growth of the community with robust and dedicated community involvement and management.

## 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.

## Sustainable Transport

We prioritise walking and cycling over car travel. All Thakeham homes will have a fast-electric vehicle charging point. Thakeham will also provide incentives for cycle ownership.

## 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.

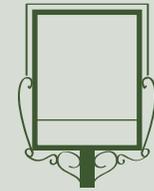
## Affordable Housing

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

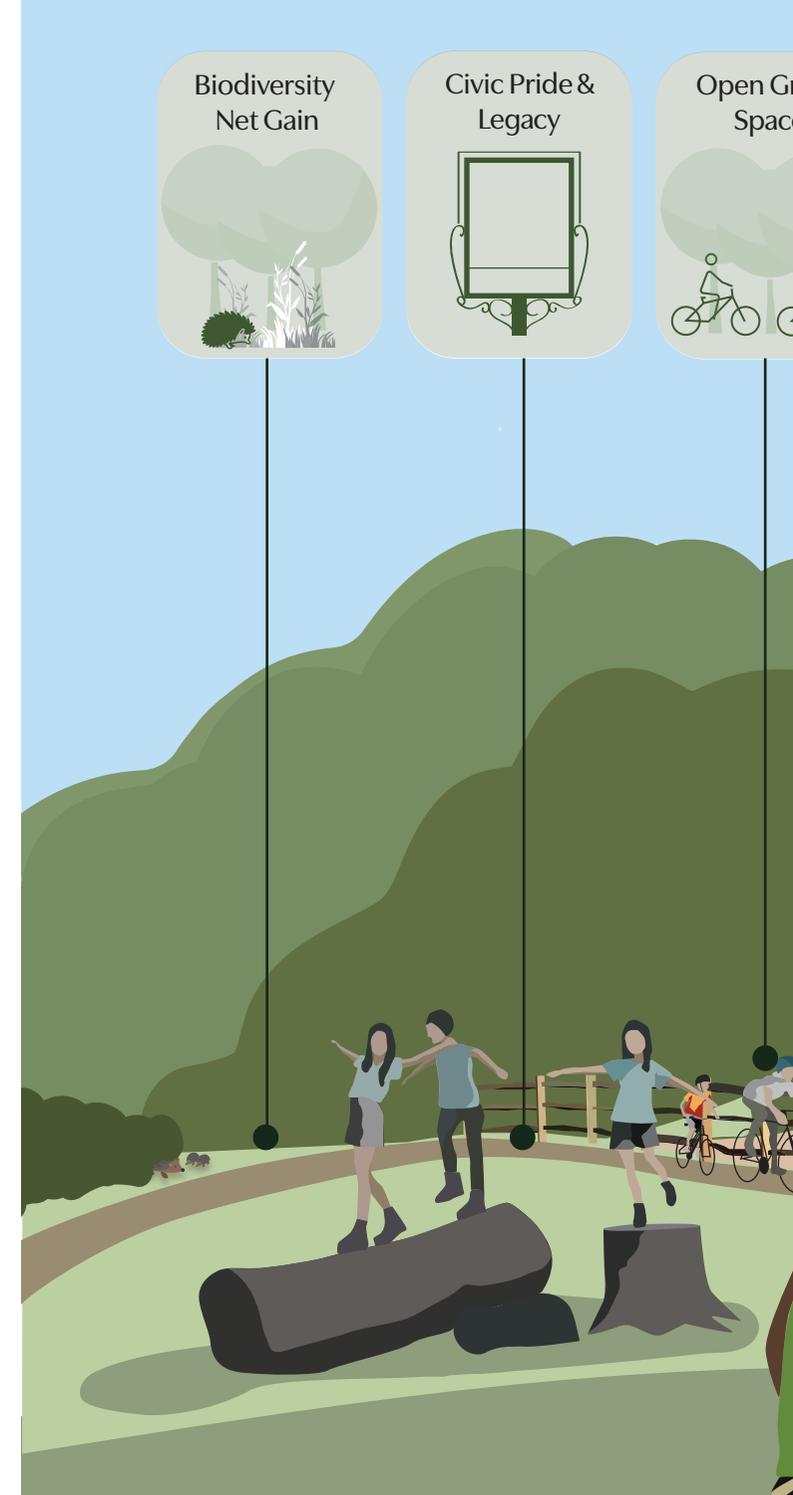
Biodiversity  
Net Gain

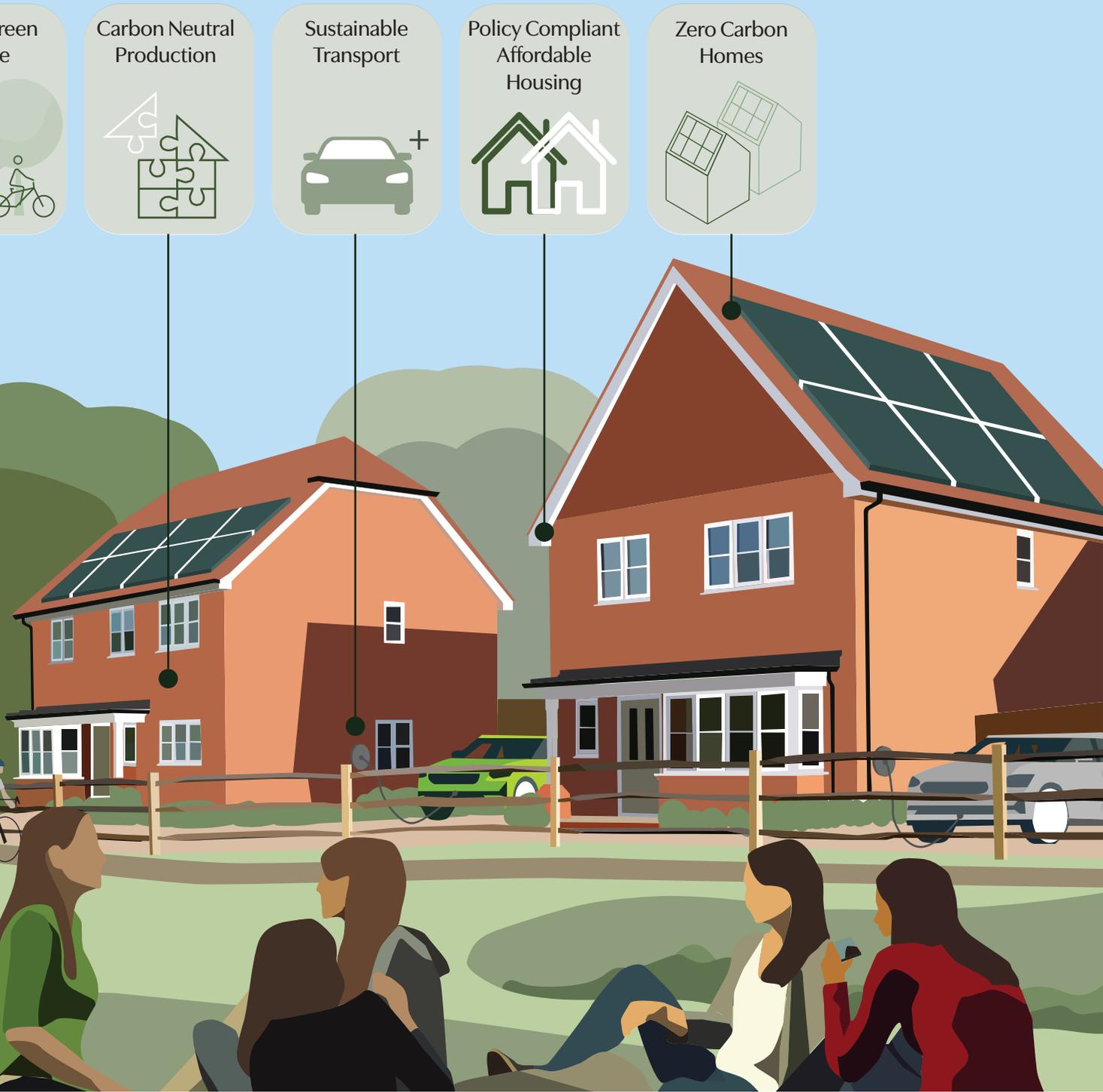


Civic Pride &  
Legacy



Open Green  
Space





### Thakeham's Vision

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.

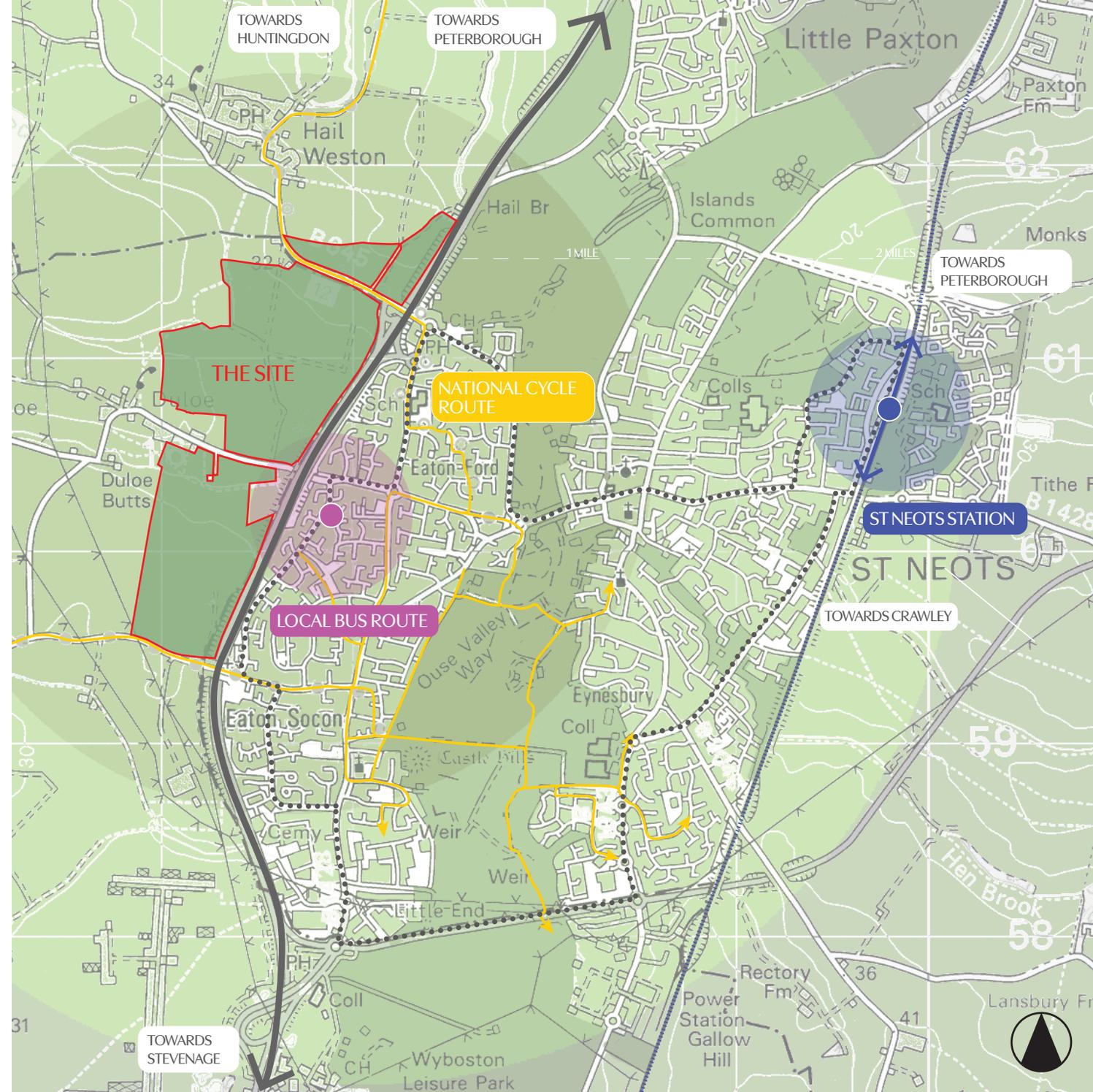
Thakeham prides itself on early consultation with stakeholders, including local authority officers, portfolio holders, ward councillors, parish councils and local residents including community groups. This engagement can take the form of meetings, presentations with Q&As through to public exhibitions 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 Land west of A1 journey will involve early and regular engagement with all relevant stakeholders.

# THE SITE

The Site is located adjacent to the existing settlements of Eaton Socon and St Neots, and directly north of Wyboston.

The Site covers (154 hectares), comprising predominantly arable farmland and existing on-site vegetation, in most cases confined to the Site boundary and internally flanking existing tributaries Duloe Brook and South Brook. Small woodland blocks are located along the north western boundary of the Site. The Site is bound by the A1 to the east. For the most part the A1 is heavily vegetated on both sides, however occasional breaks in vegetation provide views out west over the Site. Bushmead Road and Kimbolton Road (B645) provide elevated east/ west transport connections over the A1, whilst Duloe Road provides a connection east/west under the A1. The Site is bound to the south by Bushmead Road, whilst the remainder of the Site in the west and north is defined and bound by hedgerow and tree field boundaries, beyond which is open countryside.

- The site lies 1.1 miles to the west of St Neots town centre.
- A strategic location within the Oxford-Cambridge Arc.
- Near to the preferred route of the new East-West Railway connecting Bedford to Oxford and Cambridge through a new station near Tempsford (South of Eaton Socon).
- St Neots train station is 2.5 miles from the Site, providing services to Peterborough, London and Crawley.
- Number of bus stops in close proximity to the site providing services to Bedford, Cambourne, Huntingdon and Tilbrook.



# DESIGN PRINCIPLES



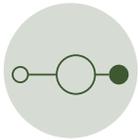
## Placemaking

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, including different character areas.



## 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.



# 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:

- There is a oil pipe line located in the north east within the site boundary and follows south along the eastern boundary. Overhead LV cables span across the centre of the site and HV pylons run west of the site boundary. There is a pump station located in the southern parcel.
- The South Brook runs through the site with potential surface water and river flood risk.
- The site lies adjacent to the A1 on the eastern boundary.
- There are visual impacts on the northern and western boundary of the site.

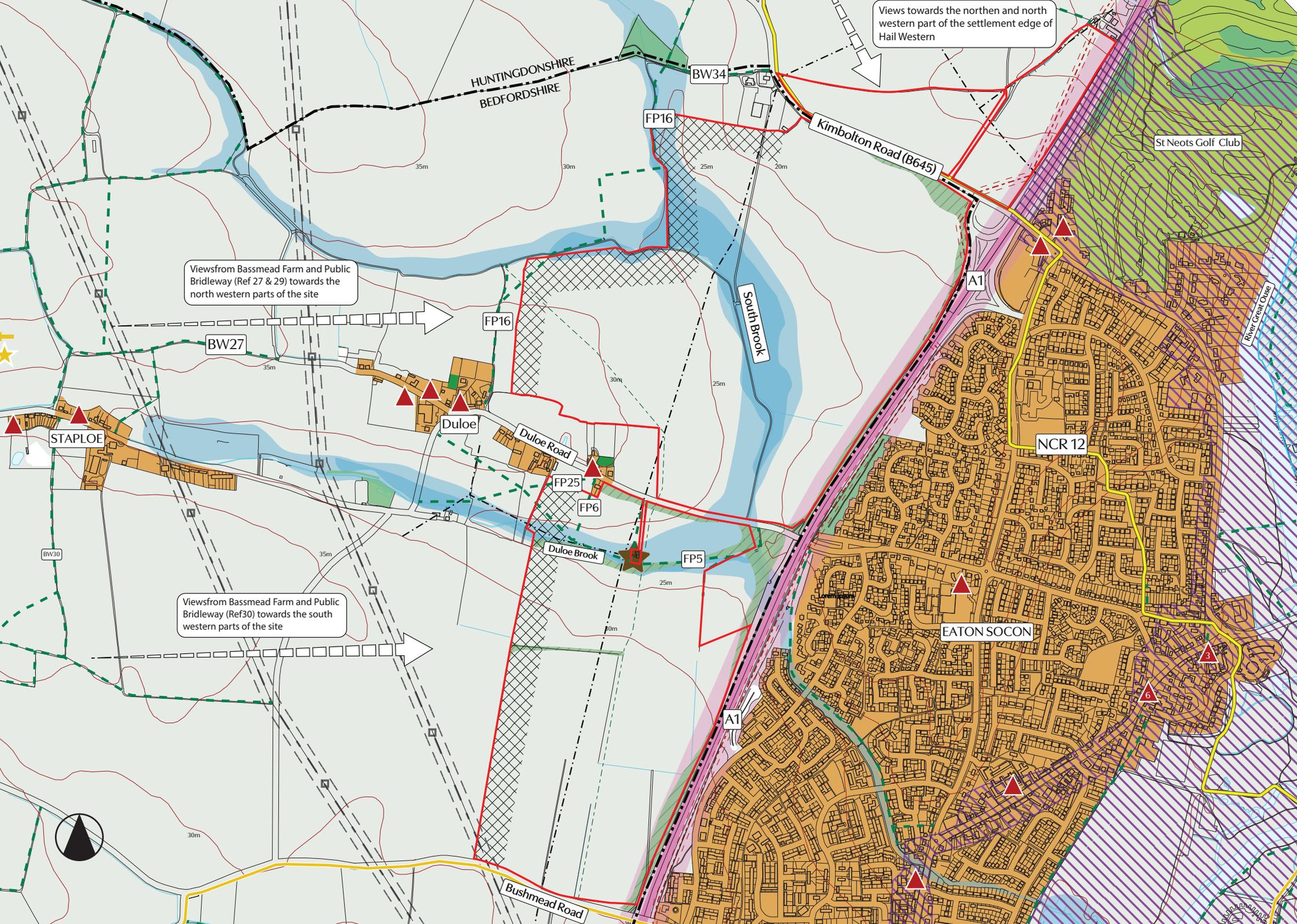
## Opportunities

The following opportunities have been identified:

- Create new sustainable transport links, including dedicated pedestrian/cycle routes linking site and surrounding settlements to Eaton Socon.
- New on-site education facilities.
- Provide access to new and existing open green space, allotments, orchards and plays spaces providing choice and variety to existing and new residents. This becomes an integral part of the physical and mental health wellbeing initiatives incorporated into the development.
- Retain and enhance landscape features, habitats and species with the provision of 20% Biodiversity Net Gain.
- Rural parkland public open space and blue infrastructure corridors to contribute towards Biodiversity Net Gain.
- A mix of house types ranging from bungalows and apartments, to family homes. Aiming to be a lifetime destination, allowing families to remain within the community and have access to a mix of housing product that can meet needs at various life stages.
- The opportunity to provide a zero carbon place with zero carbon Homes.
- Community facilities provided on site for new and existing nearby residents.

## Key

-  Boundary Line
-  Local Authority Boundary
-  Public Rights OF Way
-  National Cycle Route (NCR 12)
-  Listed Buildings
-  Scheduled Monument
-  St Neots Conservation Area
-  Site of Special Scientific Interest (SSI)
-  Built Settlement
-  5M Contours
-  A1
-  Oil Pipe Line  
Easement: 6m
-  Overhead HV Pylons
-  Overhead LV Cables
-  Fibre Optic Cable
-  Pump Station  
(Location of Waste Pipe Line tbc)
-  Water Courses
-  Extent of Surface Water Flooding
-  Extent of River Flooding
-  Existing Vegetation
-  Protected Woodland
-  Ancient Woodland
-  Orchard
-  Area of Visual Sensitivity
-  Visual Impact View Points



Views towards the northern and north western part of the settlement edge of Hail Western

Views from Bassmead Farm and Public Bridleway (Ref 27 & 29) towards the north western parts of the site

Views from Bassmead Farm and Public Bridleway (Ref 30) towards the south western parts of the site

STAPLOE

Duloe

Duloe Road

EATON SOCON

St Neots Golf Club

River Great Ouse

HUNTINGDONSHIRE  
BEDFORDSHIRE

Kimbolton Road (B645)

South Brook

Duloe Brook

Bushmead Road

BW34

FP16

A1

NCR 12

FP25

FP6

FP5

A1

BW27

BW30

30m

35m

30m

25m

20m

30m

25m

35m

25m

10m

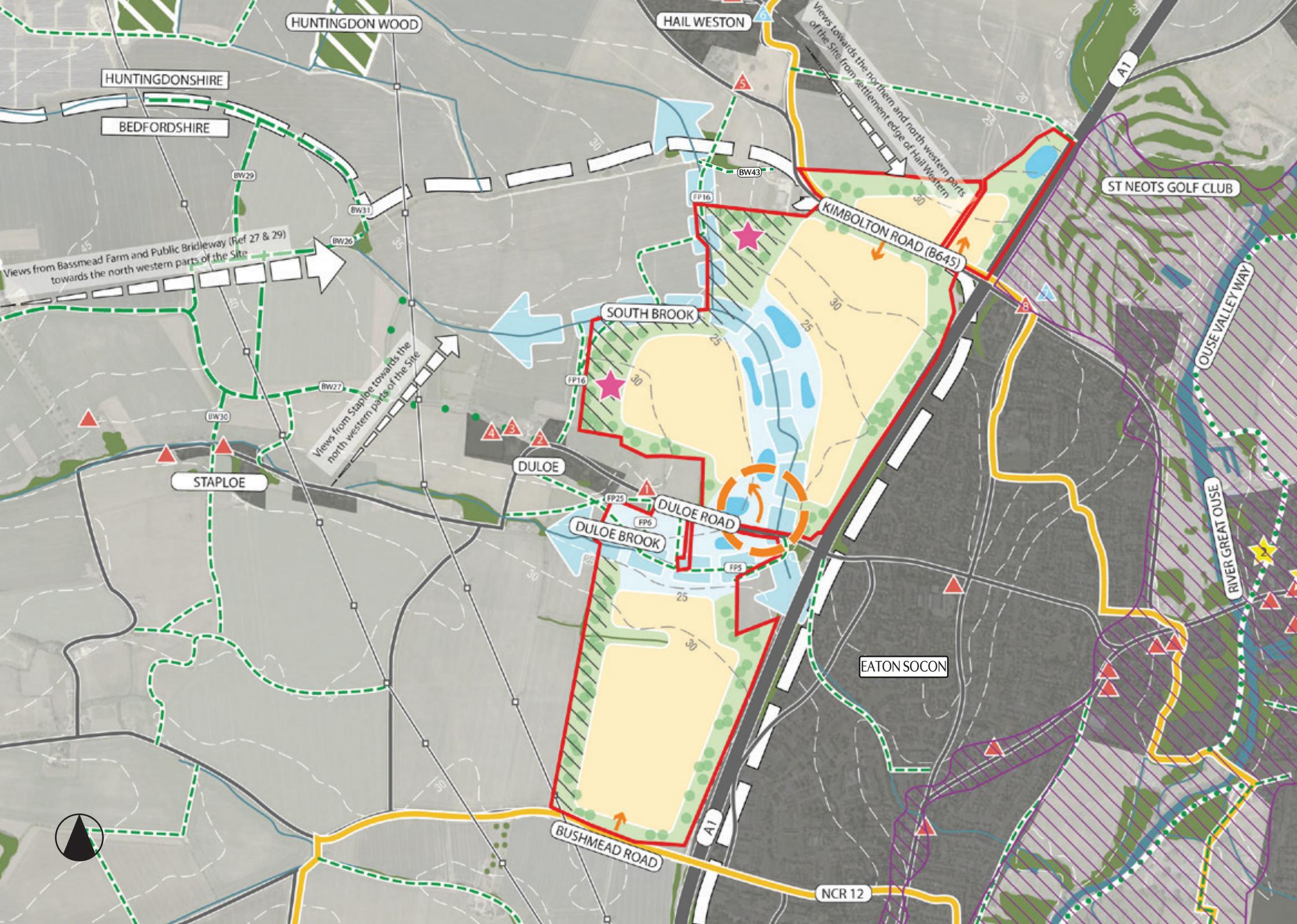
# LANDSCAPE STRATEGY

A landscape visual assessment has been prepared to inform the masterplan.

- Based on the landscape and visual analysis and on consideration of the findings, it is considered that the Site has the capacity to accommodate residential development.
- Set within a strong and substantial landscape framework as illustrated on the Landscape Strategy plan (right) and the site can be accommodated without landscape and visual harm to the surrounding context.
- Proposed Development on the Site would create a natural extension to the Eaton Socon area of St Neots, beyond the A1, into the open countryside. The A1 currently forms a physical defensible boundary to urban growth and any Proposed Development on the Site would need to be set within a strong Green and Blue Infrastructure Framework.
- There would need to be the creation of a new substantial 'green corridor' along the Site's western boundary to set development within, define the settlement edge and mitigate against the potential for adverse effects on the surrounding open rural character and open views from the west.
- There is the opportunity for the Site to provide a new rural parkland public open space, which would benefit existing and new communities. The rural parkland combined with the landscape buffer planting along the western boundaries would form a new defensible boundary, protecting the settlement edge from further expansion towards the rural open landscape in the west.
- The existing on Site landscape features including Duloe Brook and South Brook, public footpaths and hedgerow field boundaries provide the opportunity to shape the Proposed Development and define the sense of place.

## KEY

	SITE BOUNDARY
	COUNTY BOUNDARY
<b>EXISTING</b>	
	VEGETATION
	ANCIENT WOODLAND
	WATERBODIES
	WATERCOURCES
	ROAD NETWORK
	OVERHEAD PYLONS
	PUBLIC FOOTPATH
	PUBLIC BRIDLEWAY
	NATIONAL CYCLE ROUTE
	LISTED BUILDINGS
1. THE ANKOR	5. MILESTONE 57 ON HIGHWAY B645
2. COTTAGE NORTH EAST OF ROAD JUNCTION	6. PARISH CHURCH OF ST NICHOLAS
3. DOVECOTE AT NUMBER 49	7. CROSSHALL
4. 53, WOODHOUSE LANE	
	SCHEDULED MONUMENT
1. ST NEOTS PRIORY	3. BASSMEAD
2. THE MALTIN	
	ST NEOTS CONSERVATION AREA
<b>PROPOSED FEATURES</b>	
	GREEN INFRASTRUCTURE
	POTENTIAL WETLAND MEADOWS ALONG BROOK CORRIDORS / FLOOD ZONE
	POTENTIAL SUDS FEATURES
	BLUE INFRASTRUCTURE CORRIDOR
	PROPOSED BUFFER PLANTING/MITIGATION
	POTENTIAL DEVELOPABLE AREA
	AREA OF VISUAL SENSITIVITY
	OPPORTUNITY FOR RURAL PARKLAND
	POTENTIAL ACCESS TO THE SITE
	GATEWAY OPPORTUNITY



HUNTINGDON WOOD

HAIL WESTON

HUNTINGDONSHIRE

BEDFORDSHIRE

ST NEOTS GOLF CLUB

KIMBOLTON ROAD (B645)

SOUTH BROOK

STAPLOE

DULOE

DULOE ROAD

DULOE BROOK

EATON SOCON

OUSE VALLEY WAY

RIVER GREAT OUSE

BUSHMEAD ROAD

NCR 12

Views from Bassmead Farm and Public Bridleway (Ref 27 & 29) towards the north western parts of the Site

Views from Staploe towards the north western parts of the Site

Views towards the northern and north western parts of the Site from settlement edge of Hail Weston



# 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.

## Promoting Zero Carbon Homes & Zero Carbon Placemaking



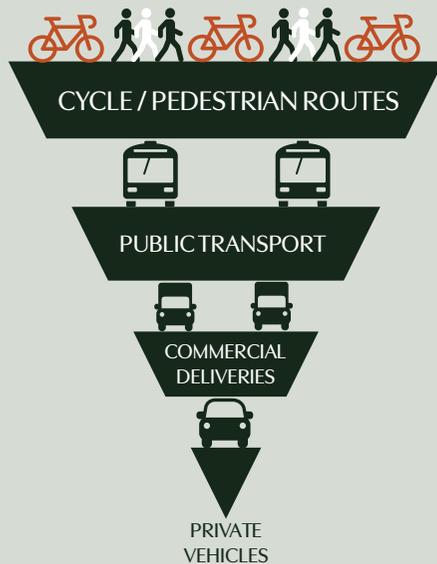
- 1** New village centre will provide a range of facilities and amenities, including shops, restaurants and workspace, in partnership with the Plunkett Foundation. We will also provide a community hub with cafe, co-working facilities and a health centre.
- 2** Rural centre opposite the proposed primary school will provide additional community facilities within convenient walking and cycling distance of all residents.
- 3** Sustainable transport links will be provided throughout the neighbourhood, ensuring that pedestrian, cycle and public transport movement is always the most attractive option.
- 4** Central green spine provides direct pedestrian and cycle connections to the village centre. The spine is easily accessible by all residents by a comprehensive network of sustainable routes.
- 5** New primary school facilities serve the proposed settlement, strategically located to ensure safe and convenient access to schools for all residents by foot and cycle routes. Schools are also located close to the amenities associated with the centres.
- 6** Space will be available for a secondary school, subject to requirements from the education authority, located adjacent to the village centre, on a principal sustainable pedestrian and cycle route through the settlement.
- 7** Landscape Planting / Buffer integrating with blue infrastructure. New planting will promote biodiversity whilst providing exercise and leisure routes, as well as connections to nature. Providing Landscape planting buffers to reduce visual impact of development and existing noise constraints from the A1.
- 8** Multi-functional drainage and attenuation features designed to mitigate flood risk, contribute to biodiversity net gain and provide natural play and open space.
- 9** Community Allotments and orchards will be provided across the site to promote healthy living and sustainability.,
- 10** New sports pitches and changing facilities for the new community and surrounding areas.
- 11** New rural park will provide a naturalistic edge to the village, and providing a network of leisure routes, integrated with the surrounding Public Right of Way network.
- 12** A new junction will be provided on Duloe Road inset into a new landscaped entrance to both north and south parcels.
- 13** A new transport hub will create a sustainable travel destination with e-bike facilities, electric car charging stations and public transport connections.



# SUSTAINABLE MOVEMENT

Thakeham has created a masterplan that promotes pedestrian and cycle movement over the use of private cars 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



# 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 huge 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 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**
- **Managing size of private gardens to achieve more higher value habitat areas**
- **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 with local schools to support the curriculum on ecology and sustainability.**

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.



# 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.

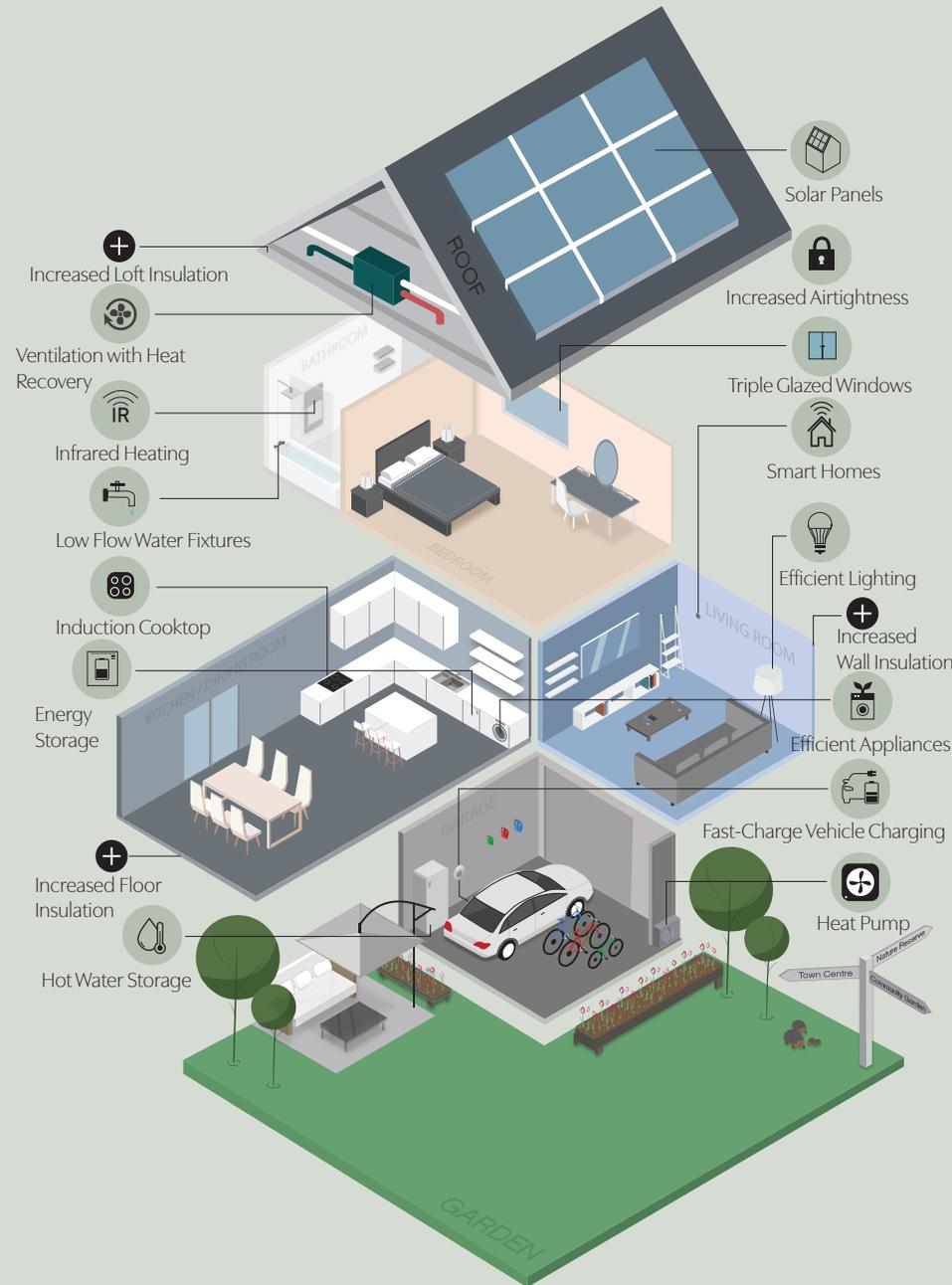
As part of this, we have committed to the SME Climate Commitment. Recognising that climate change poses a threat to the economy, nature and society-at-large, our company has pledged to take action immediately in order to halve our greenhouse gas emissions before 2030, achieve net zero emissions before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



# 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



# 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.



Primary School delivered at Woodgate, Pease Pottage.



Networks of green and blue infrastructure create multi-functional amenity spaces



Examples of residential units at Woodgate, Pease Pottage (top left) and Martingales, Bookham (top right & 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.



# THAKEHAM

Head Office:  
Thakeham House  
Summers Place, Stane Street  
Billingshurst, West Sussex  
RH14 9GN

Thames Valley Office:  
High Barn  
5 Ashridgewood Business Park  
Warren House Road  
Wokingham, Berkshire  
RG40 5BS