

VISION DOCUMENT



THAKEHAM

LAND AT KEMPS FARM
HURSTPIERPOINT



ZERO CARBON
PLACEMAKING

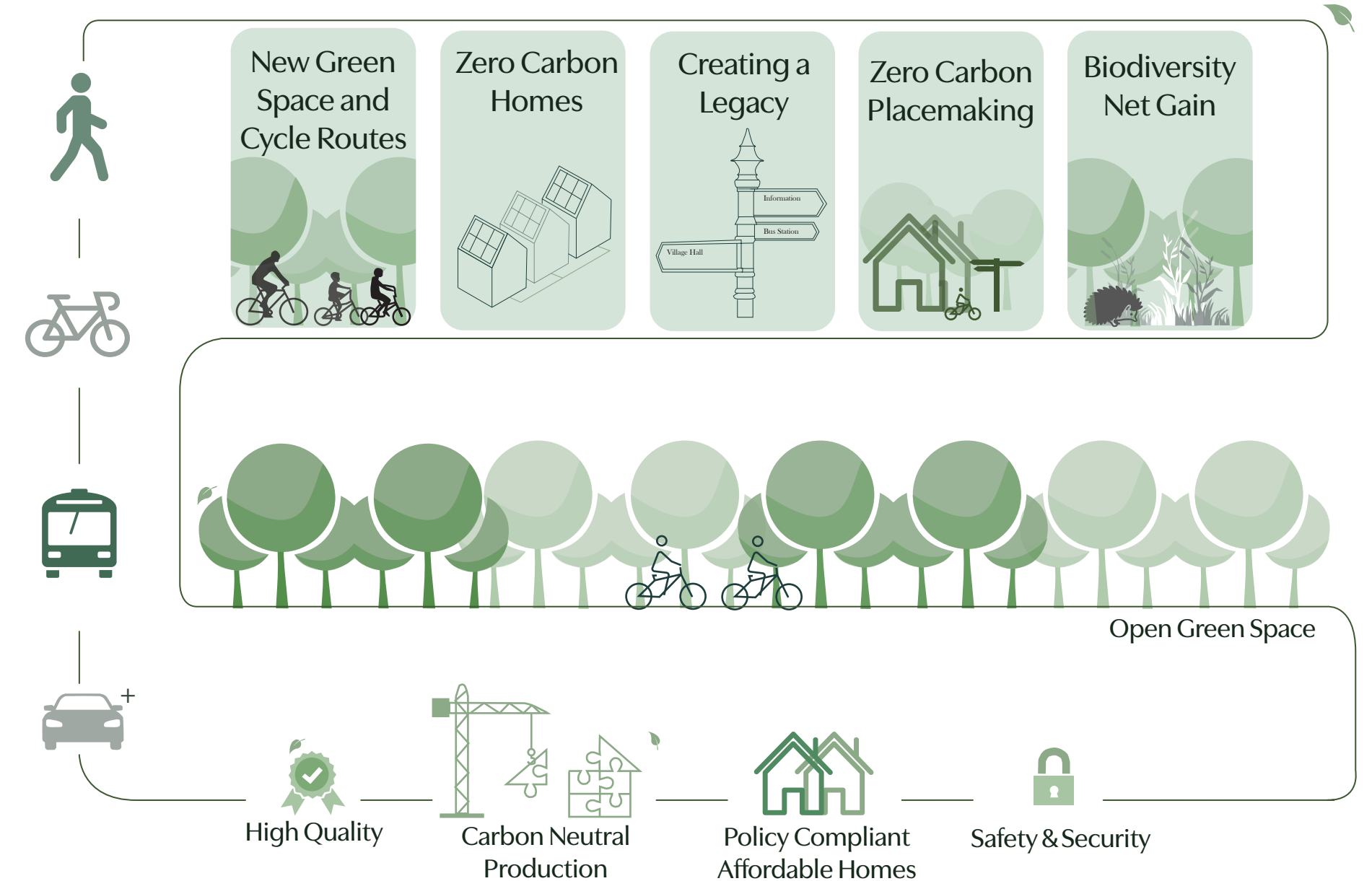
HIGH QUALITY
DESIGN

AFFORDABLE
HOUSING

OPEN GREEN
SPACE

BIODIVERSITY
NET GAIN

A SUSTAINABLE VISION FOR HURSTPIERPOINT



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.

Community Benefits

New open space and play space for the wider community.

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

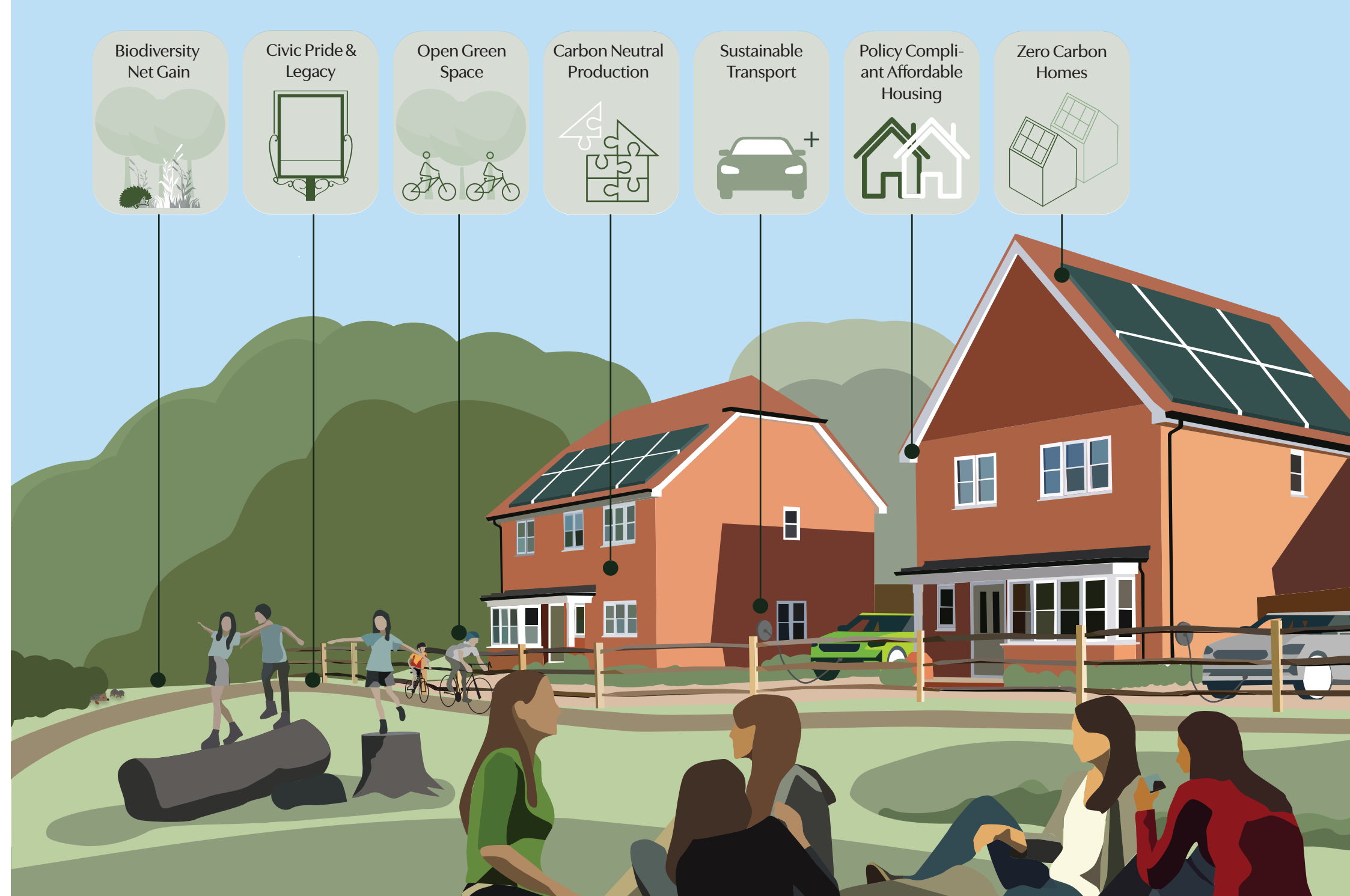
Our landscaping will provide a 20% Biodiversity Net Gain, including hedgehog highways, year-round variation for wildlife, as well as green and blue infrastructure, open space and play space.

Education

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

Affordable Housing

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



Thakeham will deliver:

- Circa 90 new homes comprising a variety of accommodation to attract different households including a policy compliant provision of affordable homes;
- The provision of open space, locally equipped playspace and Sustainable Urban Drainage Systems;
- A policy compliant provision of car and cycle parking including electric vehicle charging points; and
- A 20% Biodiversity Net Gain.

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 at Kemps Farm journey will involve early and regular engagement with all relevant stakeholders.



RACE TO ZERO

THE SITE

The site comprises 3.8 hectares of land immediately to the west of Hurstpierpoint.

The site is located in a sustainable location, with bus stops less than 300m away to the south along Albourne Road, and the village centre of Hurstpierpoint 400m to the south-east.

The site is 0.3 miles from St Lawrence C of E Primary School and in close proximity to village hall and local shops.



0.2 miles
Nearest Bus Stop



0.3 miles
Primary School



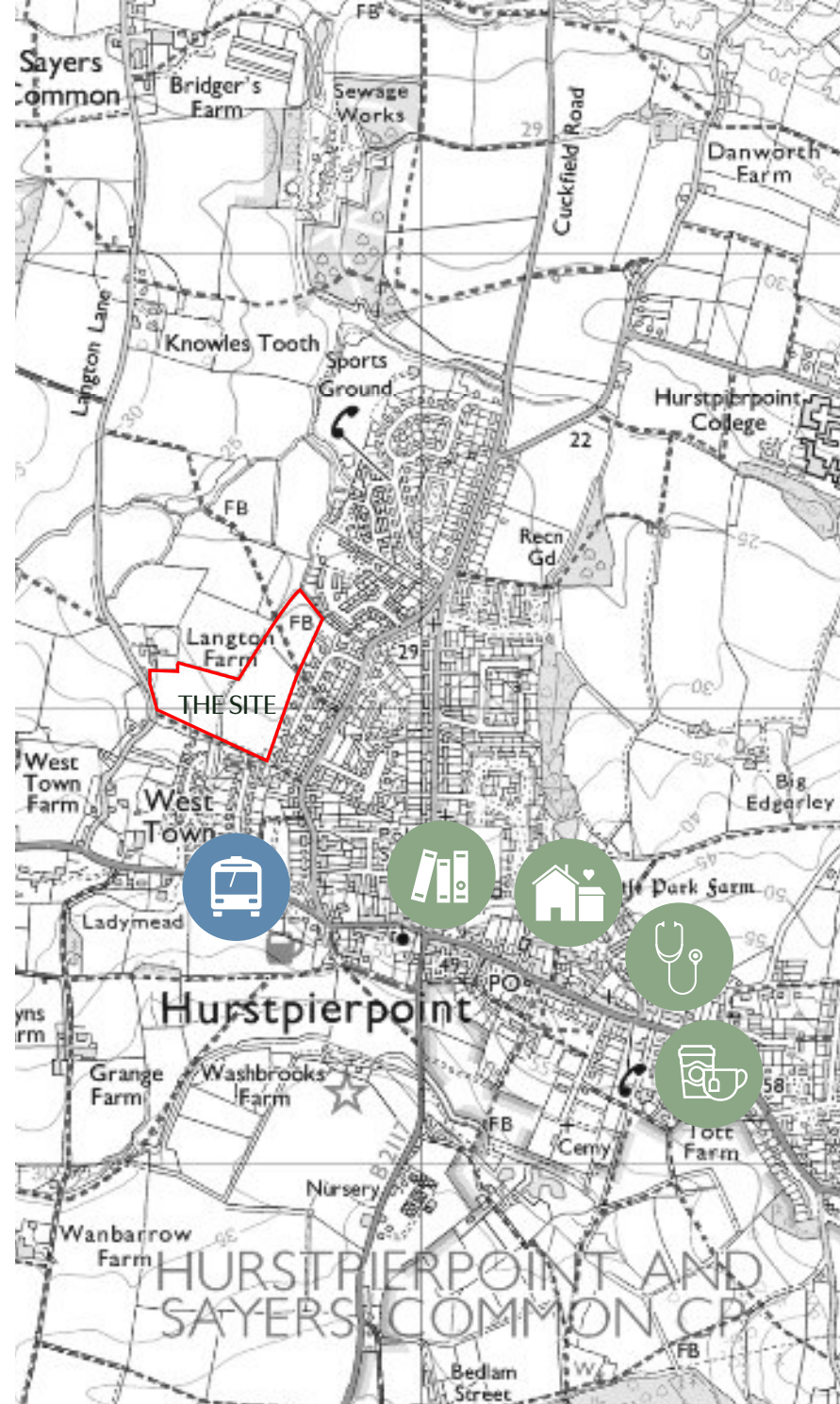
0.4 miles
Village Hall



0.4 miles
Surgery



0.6 miles
Shops & Cafés



DESIGN PRINCIPLES



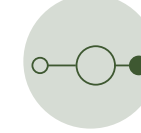
Placemaking

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:

LANDSCAPING

Existing trees are located along the field boundaries and edges of the site. This results in the creation of contained parcels.

FLOODING

Existing waterways with medium-low risk surface water flooding.

UTILITIES

Overhead cables extend across the southern portion of the site and existing sewer extends along the eastern and northern boundary.

PUBLIC RIGHT OF WAY

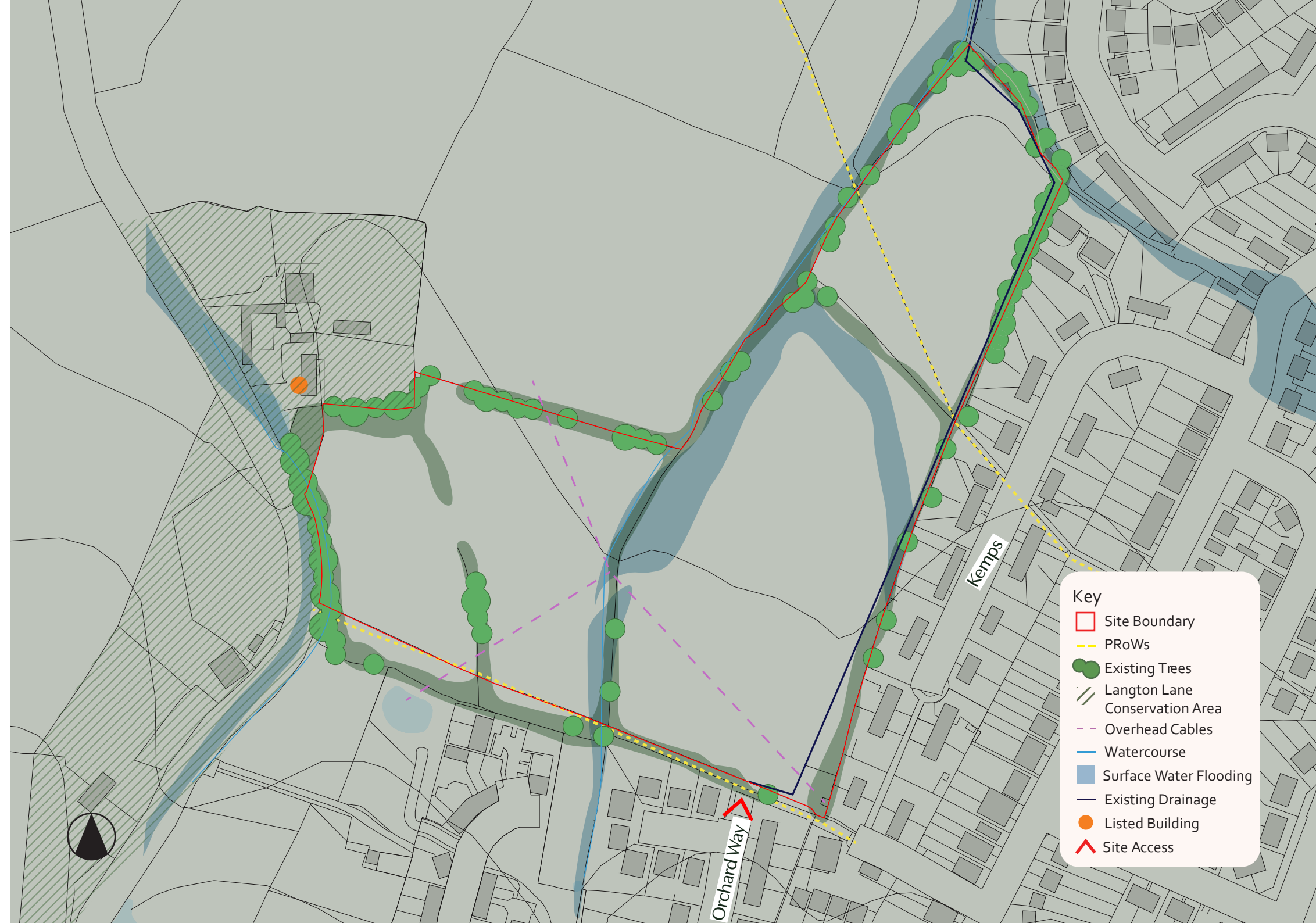
Two existing Public Right of Way (PRoW) run along the southern boundary and through the northern portion of the site, which will be retained and enhanced.

HERITAGE

A Grade II Listed building is north west of the site boundary and will be considered with enhanced landscaping.

Opportunities

- Retain and enhance all existing high quality landscape features such as mature trees.
- The opportunity to provide public open green space.
- Enhancement of existing boundaries and integral hedgerows to improve connectivity through landscape features.
- The opportunity to create new pedestrian/cycle routes which connect to the existing PRoWs.
- A 20% Biodiversity Net Gain on site.
- Vehicular and pedestrian access from Orchard Way.



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** Residential neighbourhoods will be set within the landscape framework with focal tree lined route
- 2** New dedicated pedestrian and cycle paths set within landscaped green corridors
- 3** Retention of existing trees and hedgerows to promote a 20% biodiversity net gain
- 4** Natural play equipment (as a LEAP) and large area of open green space to be integrated with the SuDS features.
- 5** Access from Orchard Way with new softened entrance, integrating into the green infrastructure
- 6** High quality open green space will be provided as recreational parkland, providing footpaths and cycle routes for the wider community
- 7** Enhanced landscaping to the eastern boundary of the site
- 8** Creation of a new pedestrian and cycle link will connect to existing PRowS to enhance local connectivity



Promoting Zero Carbon Homes & Zero Carbon Placemaking



- Key**
- Development Boundary
 - Enhanced Landscaping
 - Pedestrian/ Cycle Routes
 - Main Route
 - Residential Parcels
 - SuDS Feature
 - Play Space

SUSTAINABLE MOVEMENT

Thakeham has created a masterplan that encourages cycle and pedestrian use and makes it difficult for road users 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



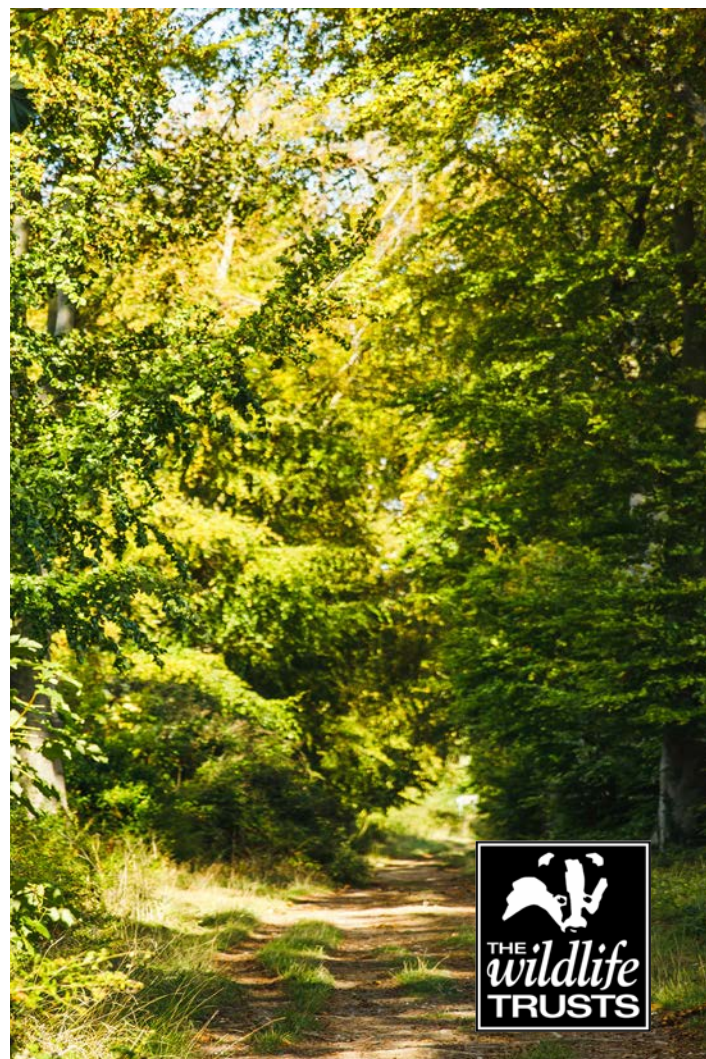
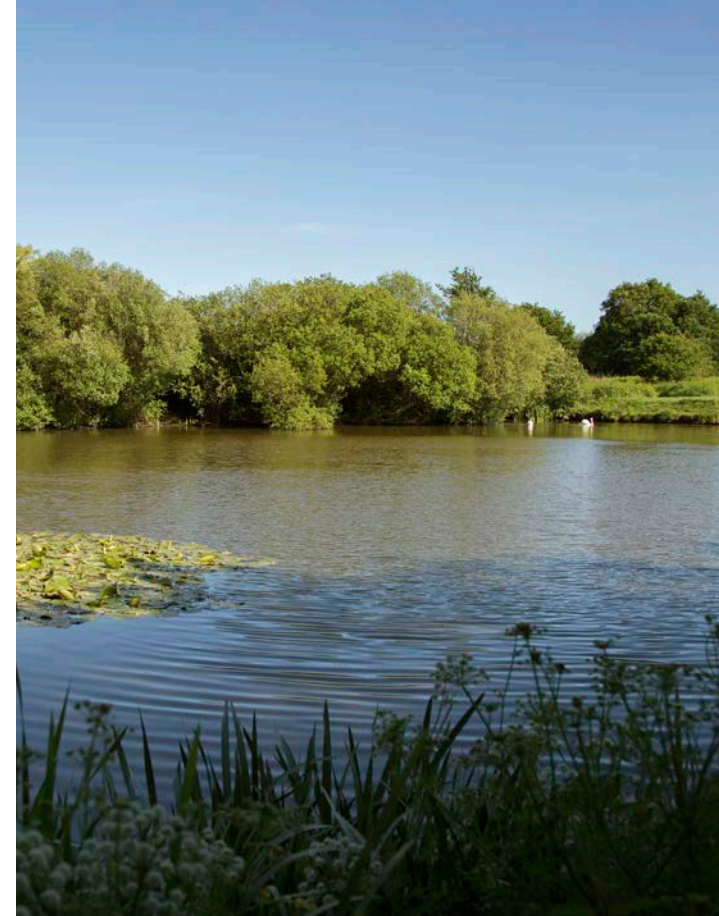
OPEN SPACE & BIODIVERSITY

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 Trust, in order to achieve these goals, a grassroots movement that for more than a century has been increasing people's awareness and understanding of the natural world, and deepening people's relationship with it. We are corporate members of Surrey Wildlife Trust charity and also work with the individual Wildlife Trusts covering 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.

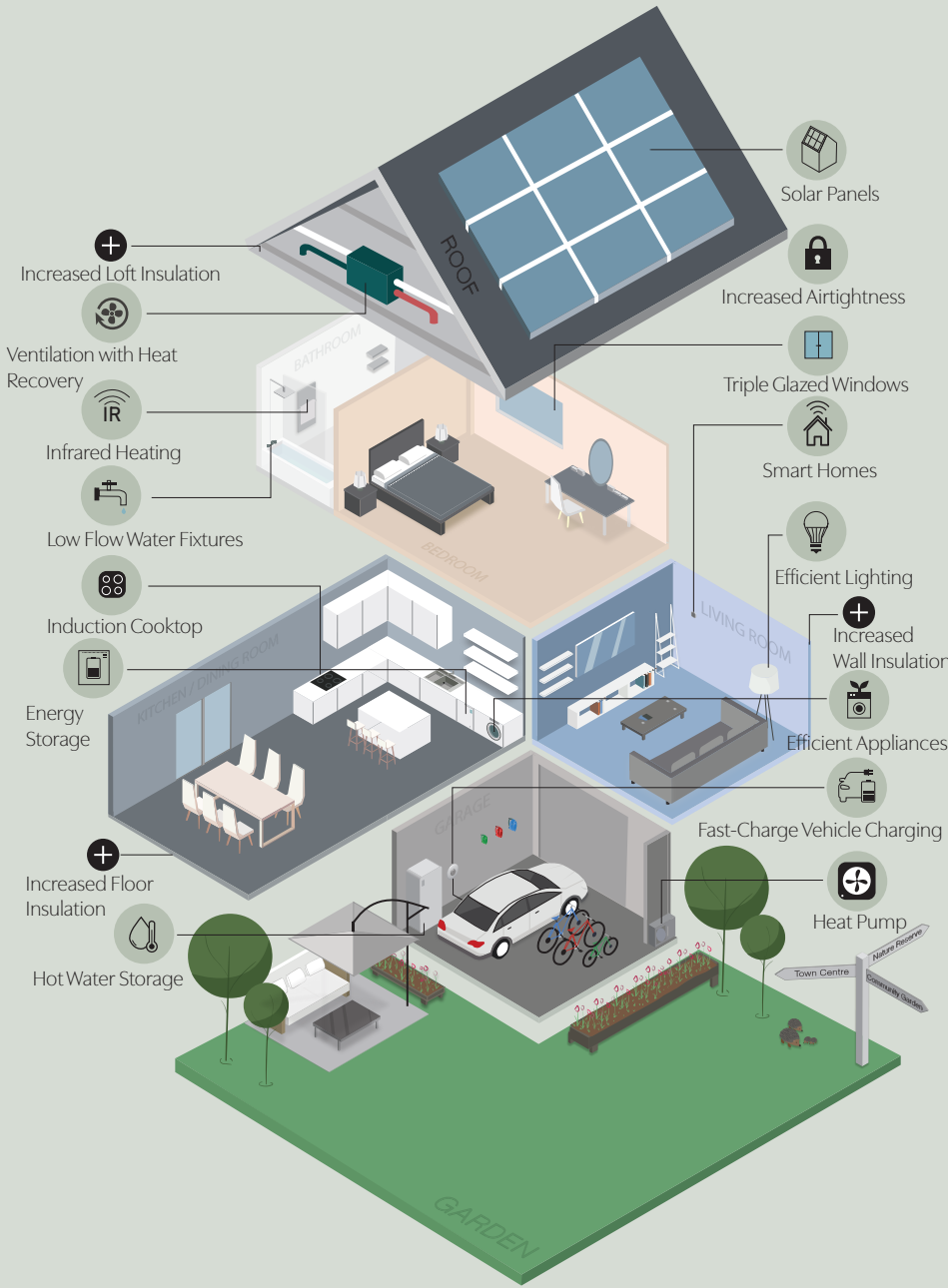
As part of this, we have committed to the SME Climate Commitment. Recognising that climate change poses a threat to the economy, nature and society-at-large, our company has pledged to take action immediately in order to halve our greenhouse gas emissions before 2030, achieve net zero emissions before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



COMMUNITY & LEGACY

At Thakeham, community is at the heart of everything we do. We strive to ensure we create the sustainable communities for the future.

As shown on the Concept Masterplan, the site would provide generous provisions of new public open space in the form of new recreational parkland.

We would also seek to provide natural play equipment (as a LEAP) to be integrated with the SUDS features.



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.



£1.5m Country Park (Reedens Meadows SANG) delivered in Newick (above)



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

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 40 - 50 homes per annum, leading to a construction timeframe of circa 2 years including initial infrastructure enabling works.

Based on the Council's latest development scheme, the entirety of the site can come forward to deliver a new sustainable development early in the Local Plan period.

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/>

ANTICIPATED TIMESCALES

WINTER 2022
Examination of Local Plan

WINTER 2023
Adoption of Local Plan

SPRING 2024
Submission of Planning Application

WINTER 2025
Approval of Planning Application

WINTER 2026
First Completion on site

WINTER 2028
Site Complete



THAKEHAM

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