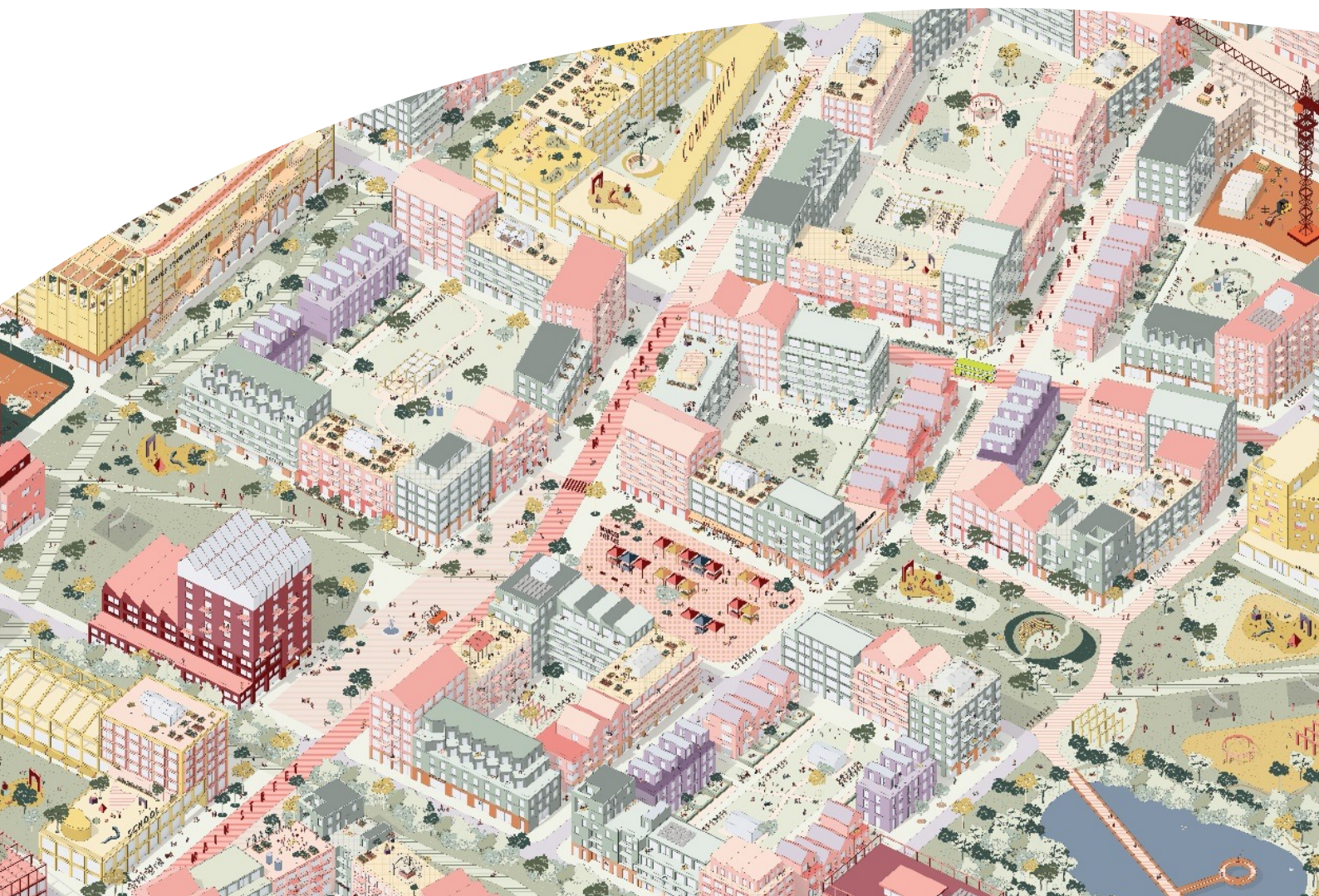




**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

PAUL BRISTOW
MAYOR OF
CAMBRIDGESHIRE
& PETERBOROUGH



TOWN.



Hartree

A proposed new major urban
quarter in North East Cambridge



Hartree is a proposed new major urban quarter in North East Cambridge that has the potential to be **one of the most progressive and innovative new residential-led mixed-use places in the UK**, in one of the fastest growing city economies in the UK and Europe's most important biotechnology cluster.

Situated on 120 acres of what is currently industrial and brownfield land, owned by Anglian Water and Cambridge City Council, Hartree will become a dynamic mixed-use district, comprising three new walkable neighbourhoods. At the core of Hartree, the 'play line', an interconnected series of parks and squares, runs through the entire length of the masterplan, focused on a child-friendly discovery trail nestled amongst shops, a market square, cafes and restaurants.



In total, the emerging masterplan at Hartree proposes to deliver:



5,600 homes, including policy-compliant levels of affordable housing



c. 90,000 sqm commercial space



c20 hectares open space



c. 20,000 of community and cultural spaces



Two primary schools

The creation of the new urban quarter is focused on three core Promises that will guide the complex masterplan through its journey over a long-term, phased delivery programme:



For the People:

supporting the health, happiness and wellbeing of the people who'll live, work and spend time at Hartree.



For the City:

an integral new quarter of Cambridge, inspired by the city, engaging with its citizens' present needs and shaping a progressive, new future.



For the Planet:

Hartree will be an exemplar development fit for the challenges of the 21st Century, enabling sustainable lifestyles and accelerating the transition to a zero-carbon world.

Anglian Water and Cambridge City Council (the District Council has the second largest Local Authority Council home building programme in the UK) have established a joint venture partnership with net zero carbon aspirations for the new quarter.

The landowners appointed purpose-driven urban regeneration specialists LandsecU+I and TOWN as master developers. The team are committed to the project value of 'Shaped by Many', with thousands of people participating in the engagement programme since Autumn 2021, including an Ideas Exchange group of 18 local people working with the design team over the period. We are also working with local businesses to develop sustainable meanwhile uses with CPCA support. With the award-winning expertise of masterplan architects Kjellander Sjoberg, a planning application submission for the entire site is anticipated later this year.

The Hartree development will be enabled by the relocation of Anglian Water's Waste Water Treatment Plant, supported by Housing Infrastructure Funding through Homes England. The Development Consent Order for this project was approved by the Secretary of State in April 2025. The planning application for Hartree is expected to be submitted in the Summer 2025.



If you are interested in investment opportunities at Hartree for future phases, please contact Development Director from LandsecU+I, Ben Cartwright on ben.cartwright@landsec-uandi.com or TOWN's founding director Jonny Anstead on jonny@wearetown.co.uk.