

**Plans underway  
for next steps at  
Alconbury Weald**



**Magpas Air  
Ambulance on its  
life saving service**



**Watch Office  
provides new  
community space**



**Cinema under the  
stars: next screening  
6 September**



# Make | News

Alconbury Weald Newsletter | Summer 2019

## New Country Park unveiled for Huntingdonshire





# Hello



Hello and welcome to our latest newsletter, which provides an update on the latest developments at Alconbury Weald.

It's been a busy few months here. As well as finalising the next steps in the first phase of Alconbury Weald (which will include an Education Campus with a secondary and special needs school, shops, a pub/restaurant, employment space and the first phase of Runway Park), we've been developing plans for 1,500 new homes at Grange Farm and a new County Park in the next phase of Alconbury Weald.

We've also been working as part of the Natural Cambridgeshire partnership to ensure action is taken to enhance nature and increase biodiversity within new and existing green space in the area, and hosted the launch of its Doubling Nature initiative at Waterbeach Barracks in July.

Plans are progressing well for the next phase of homes coming forward around the cricket pitch, which are being delivered by Crest Nicholson and Hopkins Homes, who have sold nearly all of their first phase of houses near the causeway and ponds. All the house builders on site offer Help to Buy options and we've included some information in this edition about shared ownership opportunities coming forward with Cross Key Homes.

This edition of the newsletter also provides an update on Ermine Street Church Academy and Jemima House Nursery, plans for Magpas Air Ambulance's new base near the HGV entrance to Alconbury Weald, the new lease of life that has been given to the refurbished Watch Office, skills and career development opportunities and some of the highlights from our community events programme.

I hope you enjoy reading about what's going on at Alconbury Weald. If you have any queries or would like to find out more, please get in touch.

With very best wishes

Becca

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## What's next at Alconbury Weald?

Following extensive consultation with local residents, surrounding communities and stakeholders, planning applications have been submitted for the next phase of Alconbury Weald, a new 155 acre Country Park and proposals for the development of Grange Farm.

Tim Leathes, Development Director for Urban&Civic, said: "These applications go to the heart of our approach, which is to be joined up in the way we deliver places. The applications reflect a huge amount of technical work that underpins our robust plans for each set of new homes coming forward, but also ensures they work with the existing communities and town and align with strategic growth strategies. The engagement process has been a key part of testing the approach, and we are excited about what this next stage of Alconbury Weald will deliver."

**You cannot deliver homes without the connections, facilities and green spaces which make them attractive places to live.**

Tim Leathes Urban&Civic





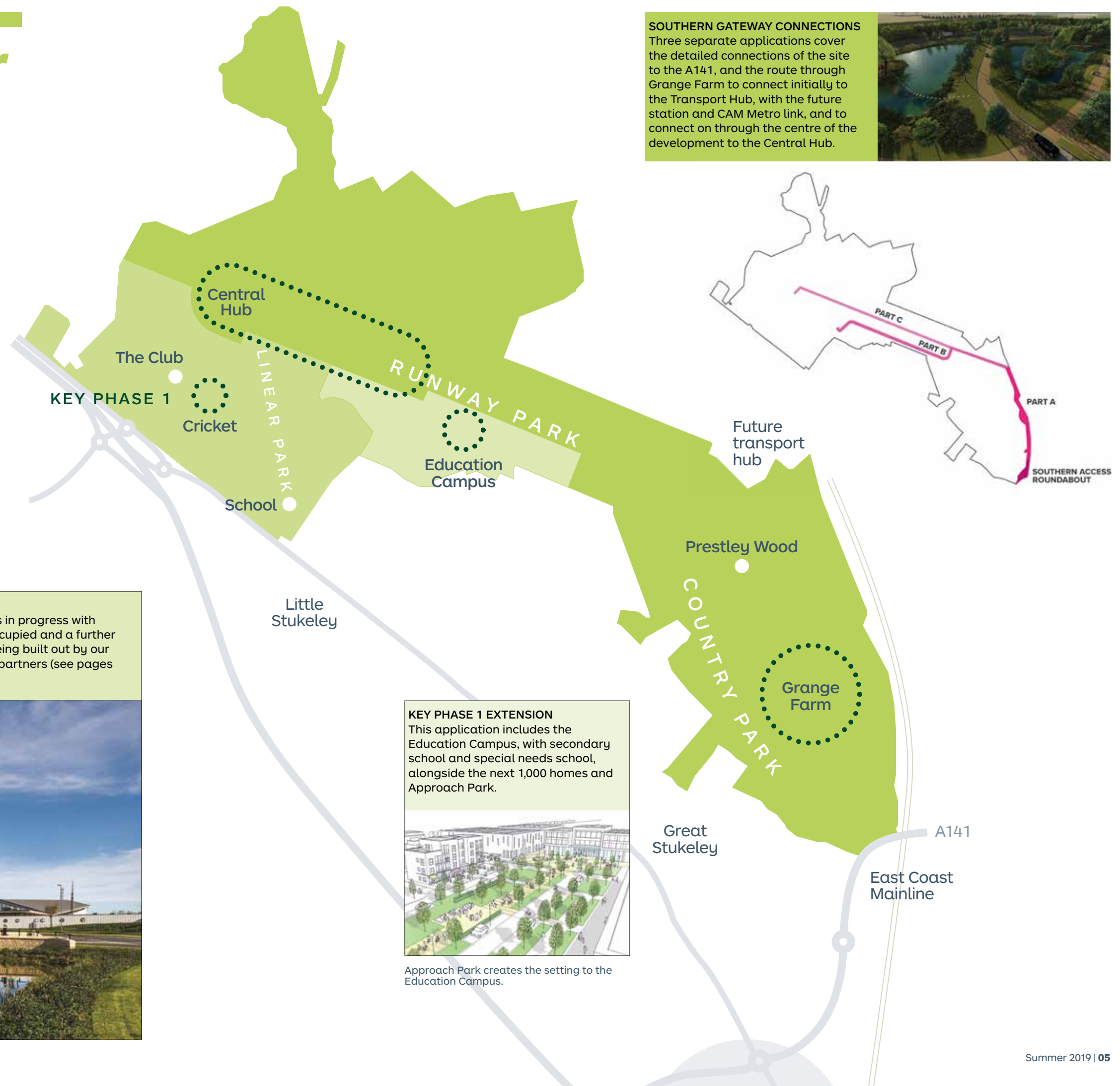
# The story so far

The latest planning applications follow on from recent proposals to create the Southern Gateway entrance to the development, to connect Alconbury Weald directly to the A141 and Huntingdon, with a priority bus and cycle route and the continuation of the main Boulevard road through the development.

They also build on the opening up of the first part of the central hub of the development, with the area around the Education Campus – secondary and special needs schools – coming forward. These applications are progressing through the planning system and should move forward to delivery in the Autumn.

The map opposite shows how these plans all fit together.

**KEY PHASE 1**  
Key phase 1 is in progress with 300 homes occupied and a further 580 houses being built out by our housebuilder partners (see pages 10–15).

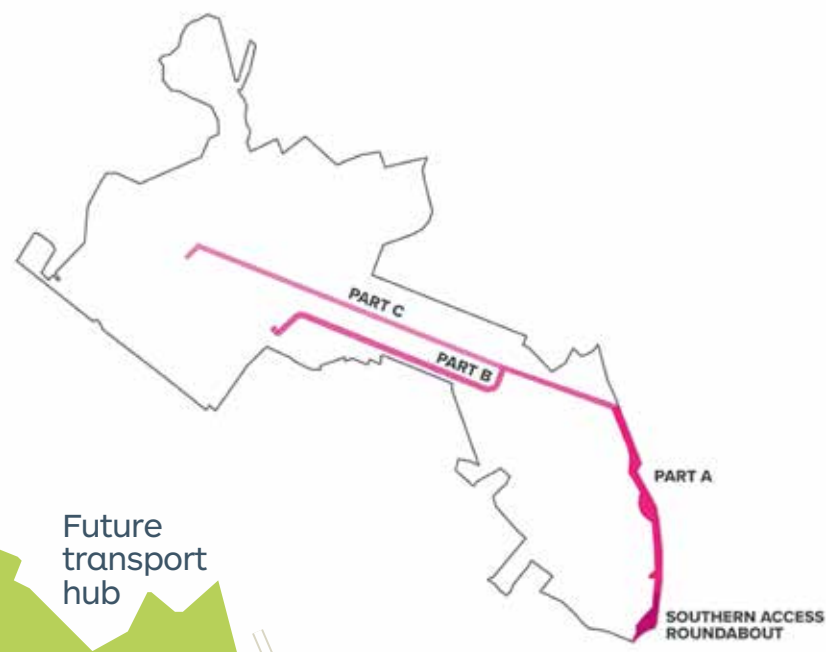


**KEY PHASE 1 EXTENSION**  
This application includes the Education Campus, with secondary school and special needs school, alongside the next 1,000 homes and Approach Park.



Approach Park creates the setting to the Education Campus.

**SOUTHERN GATEWAY CONNECTIONS**  
Three separate applications cover the detailed connections of the site to the A141, and the route through Grange Farm to connect initially to the Transport Hub, with the future station and CAM Metro link, and to connect on through the centre of the development to the Central Hub.





# Next steps

## A new Country Park for Huntingdonshire

The Country Park is a core part of the delivery of four strategic green spaces within Alconbury Weald and will deliver 155 acres for local people and nature to enjoy. The team will be working with local partners and the Stukeleys to enshrine the Park as green space in perpetuity, and to develop plans that secure formal status as a new Country Park for Huntingdonshire.

It will sit around the scheduled monument of Prestley Wood, with its ancient semi-natural woodland, which will be restored and opened up to reveal the double moated monument that dates back to the 13th Century. The Country Park will act as an important transition, preserving the identity and separation between Alconbury Weald and the Stukeleys, and providing green links to Huntingdon and Abbots Ripton.

Prestley Country Park and green space planned across the whole development remain part of ensuring Alconbury Weald delivers a net gain for nature, delivering important habitats to support priority local species, alongside being designed and located to provide green corridors for nature and people to enjoy and connect to across the north of Huntingdon. It will deliver 60 acres of grassland and 61 acres of woodland and will include sports facilities, fitness trails and 7km of cycle and walkways. Green corridors will run through the development, connecting the Country Park to Runway Park and the historic woodlands of Monks Wood and Hermitage Wood, and ultimately up to the Great Fen.

The Country Park will be coming forward hand in hand with proposals for Grange Farm.



## Additional homes, school and community buildings for Alconbury Weald

The outline proposals for Grange Farm include 1,500 new homes, which will see the total number of homes at Alconbury Weald rise from 5,000, to 6,500. The increased number of homes is set out in the recently adopted Local Plan, to deliver the additional homes the area needs. The teams investigated a range of scenarios with Alconbury Weald residents and local communities to explore how best to deliver the homes in keeping with the vision of the new community.

The proposals also include a new primary school, a small local centre providing a shop and community uses, and new areas of open space.

The creation of a new part of Alconbury Weald, which nestles into the Country Park and connects directly into Huntingdon, enables the same standards of low density living, access to quality green space, and key amenities which is at the heart of the Alconbury Weald vision. The homes will have direct links to the main transport hub, which will come forward around the new rail station, and the proposed link to the Cambridge Autonomous Metro system.

Tim Leathes said: "We know that there will be concern around more homes coming forward at Alconbury Weald, but we have worked hard to ensure the new area reflects the high quality aspiration we have for Alconbury Weald, and does not increase the density or layout of the original plans, but also works sensitively with the Country Park plans to deliver a major area of important green space for both new residents, the Stukeleys and the local area.

"Given the scale of investment coming forward in infrastructure across Grange Farm – to connect Alconbury Weald to Huntingdon and the A141 – it naturally brings forward this part of the development next; enabling us to maintain our commitments of bringing forward new homes hand in hand with transport, amenities, education, health, retail and green space for residents to live life to the fullest."



## Update to original plans

The planning submissions also include a Section 73 application that updates the original Outline Application from 2014. This enables the Sports Campus to be located close to the new secondary school and recognises that the post 16 technical skills college has come forward as iMET at the heart of the Enterprise Campus. The plans also ensure the health centre, sports and community facilities and green space all increase to reflect the increased numbers of homes and residents planned for the future.

Further information on all these planning applications can be found on Huntingdon District Council's planning portal: [huntingdonshire.gov.uk/planning/view-existing-planning-applications/](http://huntingdonshire.gov.uk/planning/view-existing-planning-applications/)

- Alconbury Weald next phase: 19/80094/COND
- Country Park: 19/01320/S73
- Grange Farm proposals: 19/01341/OUT

If you would like to talk through the plans with the team, please contact Rebecca Britton: [rbritton@urbanandcivic.com](mailto:rbritton@urbanandcivic.com) | 01480 413 141.



## Doubling Nature initiative launched

Natural Cambridgeshire, the local nature partnership, has announced ambitious plans to double the area of rich wildlife habitats and natural green space across Cambridgeshire and Peterborough over the next 30 years.

The Doubling Nature vision has been drawn up by the partnership – which includes local authorities, statutory agencies, conservation charities, community groups and developers like Urban&Civic – with the aim of creating a world-class environment where nature and people thrive, and businesses prosper.

Cambridgeshire currently has one of the smallest areas of land managed for nature of any county in the country, relative to size, and Natural Cambridgeshire wants to double that figure from 8% to 16% (which is the national average) through a combined approach:

### The delivery of existing habitat restoration schemes

Between them, Great Fen, Wicken Fen, Ouse Fen and the Ouse Washes projects have identified over 5,000 hectares of potential new wildlife rich land.

### Maximising the opportunities provided by the Combined Authority's economic growth agenda

If planned and co-ordinated well, housing, mineral extraction and infrastructure development can create large areas of new green space and rich wildlife habitats that are good for nature and for people.

### The planned re-focusing of agricultural subsidies

This includes climate change mitigation, flood prevention and the creation of wildlife habitats. For example, planting pollen and nectar and winter seed mixes, incorporating skylark plots, fallow and cover crops into their productive land, and enhancing the contours of their ditches to provide habitat for birds, mammals and different flora.

### Making our current greenspaces better for nature

Through small changes to the management of amenity land in towns and cities, we can create both more nature and more attractive places to live and exercise.

### Creating new sources of investment in our natural capital

Apply the learning and best practice from elsewhere in the UK and overseas will help create new investment opportunities in the maintenance and enhancement of natural capital.

*Tony Juniper, Chair of Natural England, said:*

"The decline of our natural environment and wildlife is in some ways an even more urgent challenge than that of climate change. If we are to hand on to future generations the kind of vibrant, rich and beautiful environment that we know is needed for people to thrive then we must act now. This is why Natural Cambridgeshire's excellent ambition to double the area of rich wildlife habitats and natural green space is so important – highlighting how we can deliver a better natural environment alongside the economic development and the housing that we need.

"I hope this initiative will present the kind of shining example that will show the rest of the country how great partnerships spanning different sectors can make real positive change happen on the ground."

More information about Natural Cambridgeshire and to read *Doubling Nature: A Vision for the Natural Future of Cambridgeshire & Peterborough in 2050* visit: [naturalcambridgeshire.org.uk](http://naturalcambridgeshire.org.uk)



### At Alconbury Weald

Enhancing nature and increasing biodiversity are core principles for the development of Alconbury Weald, which will include:

- Semi natural habitats covering over 25% of the site.
- 95 hectares of new woodland.
- 65 hectares of community orchards, allotments and neighbourhood parks and green spaces and gardens.
- Lowland meadows, swales and woodlands which provide important habitats for: wild flowers; invertebrate pollinators such as bees, butterflies and moths; some farmland bird species such as skylark and lapwing; amphibians; reptiles; brown hares; and bats.
- Wildflower habitats incorporated into more formal grasslands and the urban areas, with built-in 'bee lines' to encourage easy movement through the development for bees and butterflies.
- Wetland habitats integrated into the sustainable drainage system.



# New homes

Earlier this year Urban&Civic launched *Civic Living* – a new housebuilding project that deliberately contrasts in style to other properties available across Alconbury Weald.



**The inspiration behind Civic Living**  
Paul Cutler, the lead designer of the Civic Living homes at Alconbury Weald explained the inspiration behind these new homes and what makes them different.



**What was the inspiration behind Civic Living?**  
“We wanted Civic Living to be a little different to your usual housebuilding design. During our initial research we looked at what was already on the market to see if we could create something different that would make us stand out and appeal to a certain market. We realised that well-designed, compact living spaces (something that has been successful in London and Cambridge) could have a role to play at Alconbury Weald.”

“We have focused on designing spaces that maximise living areas – the areas where individuals and families typically spend most of their time – and have created light airy rooms that integrate indoor and outdoor space as a core principle. Our strapline ‘Built around you’ encapsulates this philosophy.”

**What makes these new homes unique?**  
“The sizes are certainly different. It is unusual to find two-bedroom detached homes on the market these days, yet we feel there is a real market for these alongside the apartments along the Boulevard.”

“Aesthetically they’re different too. We chose a grey brick which gives the homes a robust, urban look. This is a clear contrast to the classic look of a new-build home. We’ve also used timber frames, which gives the homes a Scandinavian look and feel.”

“Maximising daylight in each home was a big focus of ours. We’ve created the homes with open-plan living areas flooded with as much natural light as possible.”

“Traditionally, car parking spaces outside a home will have redundant spaces above them. This is something we really wanted to address. We used these areas by building spacious and attractive terraces and balconies above car ports. This is a unique approach at Alconbury Weald and an innovative way to provide homeowners with outside spaces to relax in and enjoy.”

**Who do you think these new homes will appeal to?**  
“Civic Living homes will appeal to young professionals and design-conscious buyers looking for something a little different. They’re also great for downsizers and people looking for outside space without the maintenance. There’s a fantastic range of properties – from apartments to townhouses – and we hope that means we’ll attract a diverse range of buyers that will add to our vibrant community.”

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For more information visit [civicliving.co.uk](http://civicliving.co.uk) or call 01480 272422.



# Hopkins Homes

## Hopkins Homes is set to build new phase at Alconbury Weald

Following the successful delivery of the gateway development at Alconbury Weald, Hopkins Homes has received planning permission for a second phase of 189 homes fronting onto the community's cricket pitch.

These new homes have also been designed to reflect the architecture of the surrounding villages and will include spacious one and two bedroom apartments, two, three and four-bedroom family homes as well as 19 affordable properties, which will be bought forward by Cross Keys Homes (see page 15).

Lee Barnard, Sales and Marketing Director at Hopkins Homes said: "We are delighted with the response to our first phase of homes at Alconbury Weald. A thriving community is already well established within our gateway development so it's very exciting that we have been given planning permission to deliver another phase."

Tim Leathes, Development Director at Urban&Civic, said: "As one of the first housebuilders at Alconbury Weald, Hopkins Homes has had a strong and positive impact on the growing community and its homes have been very popular. We're delighted to see the company's ongoing commitment to being part of the Alconbury Weald community: building more quality homes alongside the green space and facilities in place and the future glade and new offices coming forward around them."

Work is set to start on the second phase from Hopkins Homes in September 2019, with the first homes becoming available in July 2020.

For more information about Hopkins Homes visit [hopkinshomes.co.uk](http://hopkinshomes.co.uk) or contact 01394 446860.



## Crest Nicholson

### New homes from Crest Nicholson underway

Award-winning housebuilder Crest Nicholson has started work to the north of the Cricket Pitch. The collection includes 192 homes in total, ranging from one and two-bedroom apartments to two, three and four-bedroom houses.

The Marketing Suite and Show Homes are due to launch in Autumn 2019 and the development will offer purchasers a prime location, with many of the properties situated along the attractive tree-lined boulevard and around the cricket pitch.

David Hnyda, Sales and Marketing Director at Crest Nicholson, Chiltern said: "We are delighted to have work officially underway at Alconbury Weald. The development will offer purchasers the opportunity to be part of a thriving, tight-knit community, with a range of amenities on their doorstep."

Crest Nicholson's homes at Alconbury Weald have been designed to reflect the character of their natural surrounds, offering spacious and flexible living areas to ensure they cater for modern lifestyles.

For more information on Crest Nicholson's development or to register your interest please call 01480 578004 or visit [crestnicholson.com](http://crestnicholson.com)

New homes





# Redrow Homes

## Four and five-bedroom homes now available

Redrow Homes has released a number of four and five-bedroom homes, with options available so that you can move in to straight away, or to reserve ready for completion in the autumn.

The four-bedroom Cambridge is designed with both practicality and style at its core. Featuring an ensuite to the master bedroom, generous garage, and separate utility and cloak rooms, the home is perfect for modern families. From the open plan family area to the separate lounge, the Cambridge offers a superb balance between family life and personal space, whilst including all of the latest features that a family could need.

For larger families, the substantial Highgate 5 is available. This three-storey, five-bedroom home combines a traditional exterior with a high-spec interior. Cleverly designed to offer plenty of space for each member of the family, the home boasts an open-plan living and dining area at its heart which will quickly become a social hub, as well as a master bedroom with ensuite and dressing room.

Tonia Tyler, Sales Director for Redrow Homes South Midlands, said: "We have a great selection of family homes to choose from in our latest phase.

"Each home has an individual style and the option for bespoke finishing touches, so no two homes are the same. We'd invite anyone who likes the idea of spacious, luxury living to come and visit our show homes and see the Redrow difference for themselves."

As part of its commitment to creating thriving communities, Redrow has donated £1,300 to nearby Ermine Street Church Academy, ahead of the new academic year. The funds will be used to purchase new mathematics equipment, which will help pupils across the school with their studies.

To find out more about Redrow's homes at Alconbury Weald, please call 01480 802430 or visit: [redrow.co.uk/developments/alconbury-weald-huntingdon](http://redrow.co.uk/developments/alconbury-weald-huntingdon)



# Morris Homes

## At home in the Melford

Morris Homes' designs at Alconbury Weald include a collection of characterful homes that fit into the area seamlessly. The red and buff coloured bricks complement the surrounding properties, whilst crafted detailing such as brick eaves and stone heads give the homes a sophisticated edge.

You can experience true townhouse living with the Morris Homes' Melford. This three bedroom home showcases spacious family living in a modern setting across three generous floors. With high quality specification throughout, bathrooms on all levels, and a whole extra floor to enjoy, how you choose to use this flexible living space is up to you.

Townhouses are an increasingly popular choice with a wide range of UK buyers, from busy commuters to couples and downsizers.

To find out more, visit [morrishomes.co.uk](http://morrishomes.co.uk) or call 01480 355286

# Help to get on the housing ladder

The Government has a number of **Help to Buy** schemes that provide buyers with a range of opportunities to purchase a new home. An overview of the options is provided below. For more information, visit [helptobuy.gov.uk](http://helptobuy.gov.uk)



### Help to Buy: ISA

If you are saving to buy your first home, you can save money into a Help to Buy: ISA and the Government will boost your savings by 25%. So, for every £200 you save, receive a government bonus of £50. The maximum government bonus you can receive is £3,000.

Help to Buy: ISA is available from a range of banks, building societies and credit unions.

### Help to Buy: Equity Loan

With this option, the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged loan fees on the 20% loan for the first five years of owning your home.

### Help to Buy: Shared Ownership

If you can't quite afford the mortgage on 100% of a home, Help to Buy: Shared Ownership offers you the chance to buy a share of your home (between 25% and 75% of the home's value) and pay rent on the remaining share. Later on, you could buy bigger shares when you can afford to.

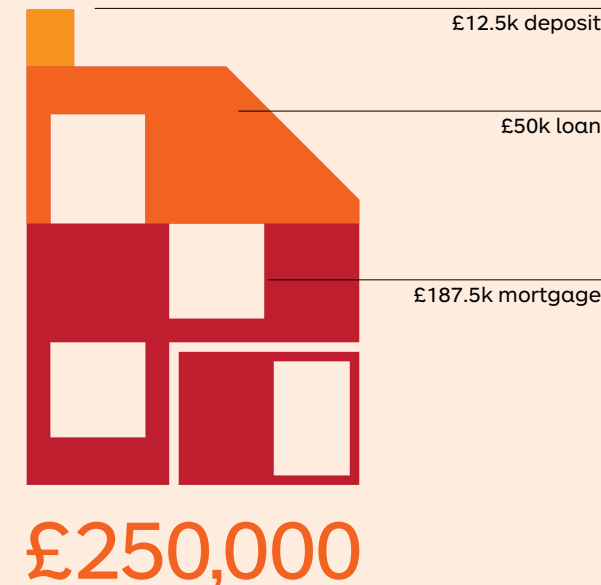
## Shared Ownership at Alconbury Weald

At Alconbury Weald, Cross Keys Homes (CKH) is providing homes available both for rent and to buy through shared ownership. CKH is dedicated to providing high-quality, affordable homes and services as well as thriving communities across the local area.

This autumn, it has six, two-bedroom homes available to buy through shared ownership.

Lynda Murawski, Director of Marketing at CKH said: "More and more people are choosing to get on the housing ladder with shared ownership. You can benefit from lower deposits, lower monthly costs and a real stake in your own home – in a great location. Buy the share you can afford today and over time buy additional shares until you own 100% of your home."

Find out more about shared ownership with Cross Keys Homes, join their mailing list, or apply for a shared ownership home at [crosskeyshomes.co.uk/sharedownership](http://crosskeyshomes.co.uk/sharedownership).





## Education update

Based in Ermine Street Church Academy, Jemima House offers flexible childcare in a well-equipped, safe and stimulating environment that provides a wealth of learning opportunities.

# Jemima House Day Nursery

The nursery enjoys a close and joined-up approach with the primary school, which helps support the children's transition into 'big school'. This year 21 children will 'graduate', with most simply moving along a few rooms to the reception class in Ermine Street Church Academy.

Tracey James, Nursery Manager said: "I joined the nursery a few months ago, having previously worked in pre-schools, and am loving it. There is such a strong sense of family and everyone has been so welcoming.

"It's fantastic that the nursery has such a great relationship with the school and the children love to see Mr Bridges, the site manager who also cooks their delicious lunches. The children all go to the school hall for lunch, meaning they are used to the space and routine when they move onto school. We are also planning a joint event with the school in September to strengthen the links further and increase families' awareness of the closeness we share."

The nursery is raising funds to develop its outdoor space to provide the children with an early opportunity to plant seeds, look after them and watch them grow. It recently raised some funds at Ermine Street Church Academy's Family Fun Night with a cake stall selling items made by some of the children but still has some way to go to reach its target.

This year, the nursery's numbers have continued to grow and some of its sessions are now full. It is currently looking for bank staff, ideally level 3 qualified, to cover staff absences including holidays, training and sickness.

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To find out more about the nursery, make a donation or get involved in fundraising, call 01480 276513 or email Tracey at [manager@jemima-house.co.uk](mailto:manager@jemima-house.co.uk)



Children enjoying lunch with Dave Bridges, Chef Manager from [lunchtime.co.uk](http://lunchtime.co.uk)



# Ermine Street Church Academy

## Ermine Street Church Academy achieved a 'good' rating in Ofsted inspections carried out this year.

Key findings from the Ermine Street Church Academy report include:

- Leaders have successfully established Ermine Street Church Academy as an inclusive and happy school. It is well-ordered, with a calm and purposeful atmosphere.
- Leaders and governors share a clear vision and determination to promote pupils' personal development. They are equally committed to ensuring that pupils achieve highly.
- Staff, parents and pupils share a strong belief in the values of their school and speak highly of the work staff do. Parents appreciate the nurturing environment in which their children feel safe and learn effectively.
- Attainment in reading, writing and mathematics is not as high as leaders aspire to, particularly the proportion of pupils attaining the higher standards. Nonetheless, pupils' progress is improving strongly across the school. Most pupils make good or better progress in these subjects from their starting points when they joined the school.
- The curriculum is broad and balanced. It is enhanced by a wide range of trips, clubs and other memorable learning experiences.
- Pupils' behaviour is good in lessons and around the school. Warm and trusting relationships underpin their enjoyment of learning. The high number of pupils who join the school throughout the year settle in quickly.
- Children make a positive start in the early years. Staff provide a stimulating learning environment and ensure that children develop good learning behaviours.

Adrian Shepherd, Head of Ermine Street Church Academy, said: "There is a lot of work that goes into an Ofsted inspection and I'd like to thank all the staff and parents who helped support us through the process. I'm very proud of the school, its pupils and its achievements and look forward to seeing the school go from strength to strength as we address the areas identified for improvement."

A copy of the full report is available to read at [erminestreetca.org.uk/ofsted-siams](http://erminestreetca.org.uk/ofsted-siams)

## Busy, busy, busy...

There has been a lot happening at Ermine Street Church Academy (ESCA) over the last few months. As well as the Ofsted inspection taking place, pupils have enjoyed class trips to Great Fen, Rockingham Castle, West Stow Anglo-Saxon village and the National Space Centre, Year 4 children took part in the school's first tennis tournament and were runners up, a drumming group has been set up with a donation from Hopkins Homes and over 50 Dads and Grandads joined the children for a Fathers' Day lunch.

The school's Family Fun Night was a highlight of the summer term, with everyone enjoying a wide range of activities including a sports area with archery, table tennis and pilates coordinated by Living Sports, a wide range of games for all the family to enjoy and stage performances from ESCA students and Busking For Beers. Funds raised are going toward the £3,000 goal for school books.

Before the end of the school term, the children also enjoyed a sports morning and picnic and a special evening was held for Year 6 Leavers.



## Governor opportunity

Ermine Street Church Academy has one governor opportunity remaining and is particularly keen to hear from anyone with a finance background interested in joining the school's governing body.

School governors are volunteers, who make sure schools provide the best possible education for students, help young people reach their full potential and want to play an important role at the heart of the community.

To find out more, email Melanie Mathews at [businessmanager@erminestreetca.org.uk](mailto:businessmanager@erminestreetca.org.uk)

# Hopkins Homes grant funds new literacy initiative

A grant from Hopkins Homes, has enabled Ermine Street Church Academy to purchase 15 Djembe Drums as part of a new initiative designed to support its students' reading and writing.



Adrian Shepherd, Headteacher at Ermine Street Church Academy said: "Recent research has confirmed that using rhythm has a positive impact on children's learning. The drumming helps the children to identify syllables and patterns within words and so has a positive impact on reading and spelling in particular. We are very excited to be embarking on this new program and are grateful to Hopkins Homes for purchasing the drums and making this initiative possible.

"At the first lesson I could already see the children benefiting from using language and rhythm at the same time. They also had a lot of fun."

A professional drum teacher will be teaching the lessons for the first few weeks and helping the staff and children to get to grips with the techniques.

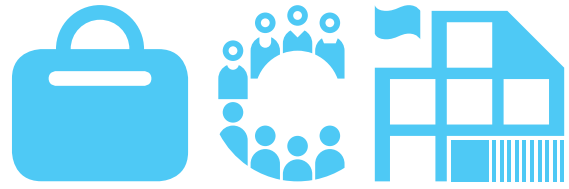
Jill Bryce, Marketing Manager at Hopkins Homes was on hand to see the first lesson: "This is a great programme that we are delighted to support. I really enjoyed taking part in the lesson, it was amazing how quickly the children were picking up the rhythms and their enthusiasm was infectious."

Initial assessments have been made of the children's current levels of reading and spelling and these will be followed up with regular monitoring to quantify the effects the lessons are having on learning.



To keep up to date with everything that's going on at Ermine Street Church Academy – and see what the children think of their school on the latest podcast – visit [erminestreetca.org.uk](http://erminestreetca.org.uk)





# Magpas: Lifesaving service at the heart of the Alconbury Weald community

Magpas Air Ambulance is a charity that brings crucial lifesaving care by land and air to patients in life-threatening emergencies in the east of England and beyond. Magpas responds to critically ill and injured patients by air ambulance and rapid response vehicles during the day (7am-7pm) and by rapid response vehicles during the night time hours (7pm-7am). The charity has treated over 60,000 patients since it was founded and relies on generous donations to continue saving lives.

The oldest emergency medical charity of its kind in the UK, Magpas Air Ambulance started life as a voluntary service in 1971 when two GPs, Dr Neville Silverston MBE and Dr Derek Cracknell MBE, took action to help victims of road accidents. As it was founded by two doctors, the charity has a strong clinical heritage and now offers pioneering training to doctors and paramedics wishing to specialise in pre-hospital emergency medicine (PHEM), for which it is renowned in the medical world.

As a result, the organisation's medical team can offer procedures and treatments at the scene, like general anaesthetic and some surgery, which are usually only available in hospital. Hence, the frontline care the team delivers doesn't just save lives; it helps seriously ill and injured people return to a good quality of life.

Last year, the charity announced plans to move; to combine the charity operations and headquarters in a position to better serve the community, with Alconbury Weald being their preferred site.

Magpas Air Ambulance CEO, Daryl Brown, explains: "Magpas Air Ambulance has submitted a planning application to Huntingdonshire District Council for a new air base, emergency medical training facility and eventual combined headquarters at Alconbury Weald. Though a date for the move has not yet been set, Magpas expects it will need to relocate from its current air base at RAF Wyton due to the sale of the land by Defence Infrastructure Organisation.

"Alconbury Weald has been selected to better serve the patients in our region due to its increased access to major roads – a great asset considering we respond to emergencies all across the region by rapid response vehicle overnight – and the new facilities will also greatly enhance the charity's ability to train new doctors and paramedics. Planning permission is to allow for a continuation of service with the new facility supporting the current operations of the charity."

Last year alone the charity responded to over 1,500 emergency medical incidents, saving many lives across the region.

You can find out how to support this lifesaving charity by visiting [magpas.org.uk](http://magpas.org.uk)



Magpas Air Ambulance is currently the only Air Ambulance service available 24/7 across 12 counties with a population of 10million. The charity responds by land and air during the day and by road at night. The new Alconbury Weald site keeps Magpas located in Huntingdonshire placing our lifesaving service at the very heart of the Alconbury Weald community, serving patients in Cambridgeshire, Bedfordshire and surrounding counties.

Daryl Brown Magpas Air Ambulance CEO



## Charity Banger Rally

Team Crafty Fox is embarking on an eight day, 3,000 mile charity banger rally on 7 September to raise fund for Magpas Air Ambulance. They will drive a £500 Renault Megane Sport from their Cambridgeshire home to Venice and return via France, Belgium, Germany, Austria, Italy and Switzerland.

To find out more and donate, visit <https://uk.virginmoneygiving.com/craftyfox>

### Case study Adam from Stilton

37 year old Adam was just like any other dad of two, with a great sense of humour and an impressive 'can do' attitude. However, less than three years ago he was as close to death as you can get.

In August 2016, Adam was riding his motorbike through Abbots Ripton on his way to work when it collided with a car. He fell off at high speed and was run over by the car. He has no memory of the accident and the Police investigation found no-one to be at fault. The Magpas Air Ambulance advanced medical team flew to him in a matter of minutes. When they reached his side, Adam was lying on a grass verge fighting for his life; his heart rate was only 20 beats per minute (essentially as low as it can get before someone dies) and his blood pressure plummeted.

Adam suffered extensive injuries including 18 broken ribs, a broken sternum, air in chest cavity, bruising and bleeding around his lungs, a lacerated liver and kidney and a broken knee. To save his life there and then, the Magpas team anaesthetised Adam, putting him in a chemically induced coma at the side of the road. Dr Andy and Paramedic Dan also performed a thoracostomy (a surgical incision to release air trapped in the chest cavity) on both sides of his chest. They then got him into a land ambulance and monitored his condition all the way to Addenbrooke's Hospital.

Magpas Critical Care Paramedic Dan explains: "I'll always remember the day of Adam's incident. The EAST Ambulance Service Paramedic Crew did an excellent job, but Adam also needed crucial hospital level care there and then – Magpas Air Ambulance is here to deliver that to patients in their ultimate moment of need."

Adam has now been back at work for over two years and the only sign left from the trauma he suffered is his walking stick. He summed up by saying: "If Magpas Air Ambulance hadn't saved my life, the memory of me would have faded for my daughter and I don't think my son would have had any memories of me at all."

Magpas Air Ambulance relies on generous donations to continue saving lives, reducing disability and keeping families together – like Adam's.



## Food Marketing Experts on winning form

**One of the Incubator tenants, The Food Marketing Experts, recently celebrated winning the Service Excellence award at SME Cambridgeshire Business Awards.**

As the outright winner in this category, The Food Marketing Experts will now compete against other regional winners at the SME National Business Awards 2019 on 6 December in London. We'll keep our fingers crossed for them!

Commenting on the award, managing director Vhari Russell said, "Service excellence forms the cornerstone of our business offering and we take great pride in forging excellent relationships with our clients and always going the extra mile to ensure that they benefit from the team's extensive knowledge and experience of marketing in the highly competitive food sector. We are delighted to have won this accolade which acknowledges our commitment to exemplary customer service and look forward to competing in the national final."

The Food Marketing Experts boast over 90 years' combined food industry expertise. Services include strategy & insight, social & PR and creative brand development including web design, copy writing, video, food styling, recipe development and photography.

To find out more visit [thefoodmarketingexperts.co.uk](http://thefoodmarketingexperts.co.uk)



## Roythornes: investing in people

Roythornes Solicitors, the Alconbury Weald based law firm, has been awarded a silver accreditation by Investors in People, an internationally recognised people management standard, after showcasing a high level of commitment and investment in its staff development and wellbeing.

Vember Mortlock, managing director of Roythornes, said: "Supporting and developing our staff is one of our priorities, so achieving Investors in People silver status is a real triumph and testament to our dedication. Staff feedback has told us that the training and workplace initiatives such as the investment in learning and development that we have introduced have really made a difference."

"We are currently looking to recruit across all our offices, Alconbury Weald in particular, to help support our ambitious plans for growth. We aim to offer great benefits for staff at all levels and consistently feature in the Legal 500: this highly respected accolade will hopefully help encourage top level talent to join us."

For more information about the wide range of services available, visit [roythorne.co.uk](http://roythorne.co.uk)



# Airfield Research Group

The Airfield Research Group, a registered charity based at Alconbury Weald, carries out research and maintains records of military and civilian airfields and related infrastructure, both current and historic, across the UK and around the world.

The Airfield Research Group has an extensive archive including over 100,000 slides and negatives of historical airfield photographs, a library of over 4,500 books, hundreds of airfield site plans, and over 3,000 airfield and airfield building drawings from WWI onwards. As well as its own collections, it also hosts various dedicated collections, including the Alconbury Airfield Heritage Collection.

The Group is in the process of fully cataloguing the information contained in its archive and recently appointed Sarah Jane Botfield as the charity's new Historic Environments Records and Conservation Officer. Sarah will be assisting with recording and research of 20th century military architecture and airfields.

If you would like to find out more about the Group, and are interested in membership or volunteering, visit: <https://airfieldresearchgroup.org.uk>



**We have an extensive collection of 20th century military architecture documentation and are delighted that Sarah has joined our team of enthusiastic volunteers and charity members who help us preserve and disseminate airfield history through our education programme, presentations and talks, roadshows and quarterly periodicals. We also have a very active forum within our website to exchange information on airfields.**

Jeff Hawley Chairman, Airfield Research Group





## Heritage

# Watch Office refurbishment

Work on the restoration and refurbishment of the listed World War II Watch Office building at Alconbury Weald has been completed and it has been transformed into an outstanding new heritage and community space to be enjoyed by future generations.

Original features of the building have been retained or reinstated where possible, including external stairs, timber door sets, original walls and flooring, a roof access ladder and the roof balustrade.

Nick Armour, Local Conservation Officer at Huntingdonshire District Council, said: "It has been an honour to work on a restoration project of such high historical significance. We are pleased that Urban&Civic has integrated this fine example of war-time architecture into the masterplan, ensuring it benefits the community by raising awareness of the heritage of the site and providing new facilities."

One of the challenges to restoring the building is also the reason that it is so important historically. The building was put up in haste and adapted a number of times over its wartime use: first as a support building when Alconbury was a scatter airfield supporting Wyton and ultimately acting as a watch office for the squadrons that flew from here. Some of the evolutions were quick fixes, like the tank treads used on the ladder steps, and all of those aspects reflect the challenging and reactive environment of wartime conditions. It is important the building continues to tell that story into the future.

The next stage is to create the memorial, which will be designed to go on the plinth in front of the building and within Memorial Green.

Rebecca Britton, Head of Communities and Partnerships at Urban&Civic, added: "Alconbury Weald remains home to many original military buildings, including aircraft hangers, control centres and bomb-proof bunkers and we're committed to embracing the site's historic architecture by finding new and creative uses for a range of fascinating buildings. The Watch Office will now play a key role in the future of the development whilst acting as an important reminder of the site's military past."

A range of community events and activities are being planned in the refurbished Watch Office, and the building will also be home to the environmental charity Groundwork East, who are a key player in Urban&Civic's EDGE partnership.

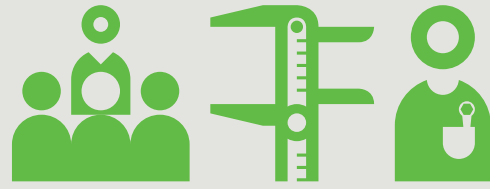
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If you want to use the Watch Office community space for any events or activities, please contact Georgina on 01480 413141 or email [alconbury@urbanandcivic.com](mailto:alconbury@urbanandcivic.com).



**The opening of the restored Watch Office is a major milestone, and we couldn't be happier to see this important heritage building back on its feet.**

**Rebecca Britton** Urban&Civic,  
Communities and Partnerships





## Building careers in construction

The new CITB-funded Construction Skills Centre is now up and running at Alconbury Weald. If you are looking for a challenging and rewarding career and want a job that pays well, combines creative and practical skills and has great career opportunities, then the construction industry could be the answer!

With lots of development and infrastructure planned in the area – including new settlements like Alconbury Weald, Waterbeach Barracks and Wintringham St Neots, and major infrastructure works like A14, A428 and A10 upgrades – there will be thousands of well-paid job opportunities on your doorstep for the foreseeable future.

Whether you are school leaver, job seeker or looking for a career change, the EDGE Construction Skills Centre offers a wide variety of free advice and courses to help you find out more and learn the skills you need.

The Construction Skills Centre, based at Alconbury Weald, provides employability and construction skills training and aims to ensure all course participants step foot onto a live construction site to gain insight and experience of the industry.

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If you aren't sure if a career in construction is right for you, come along to one of the free one-day taster sessions to ask questions and find out more from the team of friendly careers advisors and trainers.

Courses include:

- Insight to Landscape
- Insight to Estate Management
- Insight to Composites
- Explore Construction
- Insight to Health & Care.

For more information, contact Belinda on 07384 545769 or email [belinda.yare@urbanandcivic.com](mailto:belinda.yare@urbanandcivic.com)

The Centre provides:

- Careers advice and information about the training and qualifications needed for different careers.
- One day taster courses where you can ask questions, explore routes of entry, find out about skills and qualifications needed and choose the next step for you.
- More in-depth training courses that ensure you are site ready and provide essential plumbing and electrical skills so you can apply for a job on a construction site.
- Courses and advice to help to help you secure your new job – including CV writing and interview practice.
- Support and guidance from experts in the industry.
- Delivers CITB accredited Health & Safety courses for those already in the industry (a fee may be charged for these courses).



## EDGE Annual Careers Fair

9.30am—3.30pm  
5 December 2019

EDGE's fifth annual careers fair is experiencing a makeover and will be moving to Alconbury Enterprise Campus, where over 500 students from Huntingdonshire's secondary schools will be challenged and inspired by the wide range of career opportunities available in the region.



Local businesses from a range of sectors – including science, construction, manufacturing and engineering, digital and creative, business and enterprise, service industries, health and social wellbeing/care, third party and volunteering – will provide interactive stands so the students can try tasks and gain a better understanding of some of the job roles being recruited locally.

There will also be information, support and advice on further education and the training and skills needed for different professions.

Victoria Denny-Morley, EDGE Co-ordinator and Skills Lead for Urban&Civic, said: "We're very excited to be hosting the careers fair at Alconbury Enterprise Campus this year. We'll have lots of interactive stands from different sectors so you can find out more about the types of apprenticeships and jobs available. You will also be able to talk to employers about career opportunities in their industry, what they are looking for in their industry, and what their staff can expect in return – in terms of salary, holidays, career progression and other benefits."

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To find out more and book your stand at this year's careers fair, call Georgina Hares on 01480 413141 or email [georgina.hares@urbanandcivic.com](mailto:georgina.hares@urbanandcivic.com)

## iMET launches apprenticeship courses

With the emergence of the fourth industrial revolution, it is clear that the skillset our future engineers will need is changing. Moving forward there is a growing need for engineers to have a knowledge of coding, virtual reality design modelling, robotics and additive manufacturing (3D printing). iMET offers the solution through innovative apprenticeship training for both the existing and future workforce.

iMET is an advanced technical training centre, based in the heart of the Alconbury Weald Enterprise Campus, providing higher-level training for the built environment, manufacturing, and science and technology sectors in the East Anglia region.

iMET works with local businesses, large and small, to offer innovative training solutions through apprenticeships and short courses with the purpose of equipping current and future generations with industry-relevant knowledge, skills and behaviours.

iMET's employer led philosophy has led to the introduction of specialist Level 3 apprenticeship courses such as Composites Technician, Digital Engineering Technician, Civil Engineering Technician and Mechatronics Maintenance Technician. All courses are currently recruiting for September intake.

If your business is interested in recruiting an apprentice in any of these fields, please contact iMET to discuss your needs.

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You can find out more about the full training programmes available by visiting: [imet.co.uk/training/apprenticeships](http://imet.co.uk/training/apprenticeships)





# Alconbury Weald's

Over 600 people came to Alconbury Weald's Big Summer Bash to watch the first cricket match on the new pitch, put their skills to the test with free coaching sessions, take a baking masterclass with a former *Great British Bake Off* finalist and enjoy live music.

Guest of honour and former Prime Minister and Huntingdonshire MP, The Rt Hon Sir John Major KG CH officially opened the new cricket pitch, alongside former England cricket stars Charlotte Edwards and Lydia Greenway. A super-skills coaching session helped give young people a taste of the game and inspire the next generation.

The match itself was organised by Cricket East and played by local players that had expressed an interest in finding a new cricket club.

Former England women's cricket captain, Charlotte Edwards CBE, said: "Having grown up in Huntingdonshire there is no better sight than to see a new cricket pitch, with new players all getting involved and wanting to play cricket. This is a fantastic new facility for the community and hopefully a catalyst to get more people excited about the game."

Meanwhile Ian Cumming, a *Great British Bake Off* finalist, reminded everyone of his baking wizardry by creating an inspired show stopping cake in the shape of a cricket bat. He also provided top tips in a cup cake workshop, which was enjoyed by bakers of all ages and experience.

The sun shone and there was plenty of food and drink stalls and activities to keep the whole family entertained throughout the day – from traditional fete games to children's races and face painting. There was also an exhibition in the community room of the refurbished Watch Office to show Alconbury Weald's development journey so far and what the next couple of years have in store.

# Big Summer Bash



Having lived in the area for many years, I am delighted to see what Urban&Civic has achieved here at Alconbury Weald to encourage sports participation and active and healthy lifestyles. It gave me great personal pleasure to 'open' the new pitch, which will be used by many generations to come. Hopefully, before long, we will uncover our next Charlotte Edwards.

The Rt Hon Sir John Major KG CH



## Community news

### Outdoor Cinema From 7.30pm on 6 September

Following the success of last year's showing of *Paddington 2* under the stars, *Star and Mouse Cinema* will be bringing *Indiana Jones and the Temple of Doom* to the (outdoor) big screen at Alconbury Weald.

There'll be merriment before your film begins including giant connect four, live music and lots of delicious food available; from snacks to something more robust. There will also be a bar with a fine selection of beverages.

We'll keep our fingers crossed for a dry evening, but the weather won't stop play so be sure to check the forecast beforehand and bring what you need to stay warm and dry. Please check the weather forecast beforehand and bring what you need to stay dry.

To find out more and book tickets, visit [alconburywealdsummer.co.uk](http://alconburywealdsummer.co.uk)



### Photo Trail



This summer saw the launch of Alconbury Weald's second photo trail – the Yellow Trail!

This fun, free activity helped residents and local people explore the local area in their own time. Run in collaboration with The Weald Pioneer Minister, Rev Rob focussed the trail around the community park area and included mystery objects to find. Local community shop, Swynford Stores gave out copies of the trail and the team provided clues and hints on the more cryptic ones – with stickers awarded to those who completed the trail!



## Helping members achieve wellbeing goals at The Gym

The Unit Fitness (TUF) has been providing members of The Gym at Alconbury Weald with health and fitness training, motivation and nutrition advice for over a year now.



**Rob and Josh** are more than happy to tell you all about their client-focused approach and how they can help you reach your targets, but it's always good to hear from local residents to find out about their experiences.

**Lisa** had gained a lot of weight from the medication she was taking and joined The Gym in January this year to help drop some pounds and get in better shape.

Lisa said: "I was so nervous when I started as my confidence was really low – mainly because of the weight gain but I generally didn't feel good about myself. I didn't like to have photos taken and I hardly went out socialising.

"I had no reason to be so nervous though as everyone at The Unit was so welcoming – the trainers and all the other members. It was great! The trainers sat down with me, asked me about my goals and helped me make a nutrition plan that was best suited to help me achieve them.

"In four months, I lost 2st and 33 inches and I felt so much better. I have more energy and it's helped boost my confidence. I finally feel comfortable going out and having photos taken. I am able to get back into a bikini and feel good about myself!

"I now really enjoy my time at The Gym and go about five times a week. I have also started to do the barbell sessions as well as the conditioning classes."

**Squire** was quite active when he was younger and used to do lot of sports, especially rugby. However, as work demands increased and his family grew, he couldn't find time to keep fit or think about his diet.

Squire said: "Over the past five years I put on a lot of weight and, although I wasn't happy about my size or fitness levels, I just wasn't motivated about going to the dreaded gym let alone starting any sort of 'boring' classes.

"However, in September last year I really started noticing how my size and poor diet was affecting day to day life, so I joined the open gym at Alconbury Weald and started to train. I went at least three times a week, spending an hour on a cross trainer every time, which was so boring but made me feel I was working hard.

"Whilst I was doing this, I used to watch the personal training and conditioning sessions run by TUF and didn't think I could do that. But after a month of using just the cross trainer I really wasn't happy with the results, so I signed up to TUF's 30 day transformation program as I figured I had nothing to lose.

"From day one, I realised it wasn't about finding time but making time to invest in my personal goals and fitness. I discussed everything with the personal trainer – from personal goals to nutrition and my lifestyle – and a bespoke strategy was created just for me.

"In eight months since joining TUF, I have lost over four stone and over 16 inches and feel the fittest I have ever been. I've even managed to return to rugby for the first time in 18 years!

"Joining TUF and signing up for the conditioning and semi-private personal trainer is one of the best decisions I have made and I haven't looked back since. I'm now working on new goals and am already seeing even better results.

"If you are in a similar situation as I was last year, get in touch with the team at TUF and make it happen!"

To make an appointment to discuss your fitness requirements and membership options, call 01480 700090 or email [start@unit.fitness](mailto:start@unit.fitness).



# Urban&Civic news

## Award winning development

Alconbury Weald has received a number of awards and the most recent was as winner of the best Mixed-use Development at the 2019 Planning & Placemaking Awards.

Held at the Royal Institute of British Architects in June 2019 in association with *Planning Magazine*, the annual awards recognise excellence in planning-related activities such as placemaking, urban design, economic development, housing and regeneration.

Tim Leathes, Development Director at Urban&Civic, said: "As a master developer, quality placemaking and design is at the very core of our philosophy; we know getting this right is essential when creating major new communities and embedding them within their local environment."

**We're very pleased that our work so far, delivered with a strong design team and good relationships with key partners, has been recognised with this prestigious planning award.**

**Tim Leathes** Urban&Civic



## Waterbeach Barracks given green light

Urban&Civic has secured a Resolution to Grant Planning Permission for up to 6,500 new homes, a secondary school and three primary schools, a health centre, library, leisure centre, community centres, outdoor sports space, allotments, community orchard and extensive green space on the former Waterbeach Barracks and Airfield site 5 miles north of Cambridge.

The largely brownfield site, which will form part of the new community being delivered north of the existing village of Waterbeach – as set out in South Cambridgeshire's Local Plan – includes mature woodland blocks and a stunning 20 acre man-made lake, a legacy of the Royal Engineers time at the Barracks.

South Cambridgeshire District Council's Lead Cabinet Member for Planning, Cllr Dr. Tumi Hawkins, said: "This proposal plays an important part in ensuring that the Council can secure the delivery of the new homes and high-quality places to live and work that we know we need."

For more information, visit [waterbeachbarracks.co.uk](http://waterbeachbarracks.co.uk)

# Make|News

## Newsletter feedback

If you have any questions or you have a news story or event you want to publicise in this newsletter or on our website, please contact:

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Communications, Communities and Partnerships

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E: [rbritton@urbanandcivic.com](mailto:rbritton@urbanandcivic.com)

Urban&Civic, The Club  
Alconbury Enterprise Campus  
Alconbury Weald, Huntingdon  
Cambridgeshire PE28 4XA

## Alconbury Enterprise Campus

For more information about business space on the Campus please contact:

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Property & Estate Manager

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[alconbury-weald.co.uk](http://alconbury-weald.co.uk)

## Follow us



@AlconburyCampus

## Alconbury Weald and Urban&Civic

For more information about the development, Urban&Civic or the local projects we are involved in please contact:

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