

# MakeNews

## Weald gets set for Jubilee celebrations



**Green light for  
The Glade**



**Alconbury Weald  
Phase 3 feedback**



**Meet the new  
Heads at ESCA**



**Alconbury Weald  
AW1 bus launch**





## Open Gardens Sunday 5 June



10am–4pm | Maps £1

Enjoy exploring participating gardens.

Lots to inspire from gardens of all sizes – from works in progress to fully established. Look out for the large flower posters in the window of participating gardens!

Maps are £1 each. Purchase from Swynford Stores in advance or ESCA and the participating gardens on the day. Money raised will go to Alconbury Weald's Neighbourhood Watch. Refreshments at the school, with donations going to Friends of ESCA for school projects.

Thank you to all our residents opening their gardens as part of this event!



## Jubilee Summer Saturday 4 June

2–6pm on Watch Office Green

Join us to celebrate the Queen's Platinum Jubilee with friends, family and neighbours.

- Live swing band.
- Scouts with 1950s themed games – donations made will go towards the Scouts' fundraising.
- Stalls with arts and crafts, glitter tattoos and more.
- Fun activities for all ages.
- Pigcassos Food Truck.
- Free raffle.
- Competition (prize giving at 5pm):
  - Best dressed adult: fancy dress or your fanciest dress.
  - Best dressed child: little princesses, superheroes and monsters – let your imagination run wild!
  - Best laid picnic blanket: whether traditional, modern or eclectic, celebrate in style!

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# Hello

**Hello and welcome to our Summer 2022 newsletter, which provides an update on the latest developments at Alconbury Weald.**

Summer at Alconbury Weald is always special, and our amazing Community Association has been working hard to pull together a Jubilee weekend to remember. As well as a very special Summer Saturday with a swing band, themed games and a free raffle, some of our green fingered residents will be showcasing their hard work in our first Open Gardens event.

We also have lots of events and activities over the next few months. As well as the return of some established favourites including our Heritage Open Day event and outdoor cinema event, we're also looking forward to our first Scarecrow Festival and can't wait to see the creative talents of our residents.

As Alconbury Weald continues to welcome new families, we'll be opening up the next phase of Garland Park and starting work on The Glade, our first local centre, which will see a new convenience store, nursery, office space and a public square for a host of pop-up events and activities.

Ermine Street Church Academy, our first primary school, continues to thrive in the experienced hands of new Co-Headteachers, Ayellet McDonnell and Emma Slade. The Education Campus at the heat of the next stage of development – with a new Secondary School, Special School, sports facilities and pitches – will be the next education milestone for the development.

With the first phase of development well underway, and plans starting to progress for Grange Farm and the Country Park, we've been turning our attention to Phase 3 and would like to say a huge thank you to all those who inputted to the consultation.

We've been through all the feedback and are working with the project team to refine the plans before submitting a development framework to the Huntingdonshire District Council, which will include our aspirations for the 'Town Centre' Hub, Heritage Area, sport, play, green spaces and transport – with sustainability being a key theme running through all elements.

We hope you find this edition of our newsletter interesting and informative. If you have any queries, or have any ideas for future editions, please let me know.

With very best wishes  
Becca



**Rebecca Britton**  
Communications, Communities and Partnerships

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Follow us on Instagram: [alconburyweald](https://www.instagram.com/alconburyweald)

# Phase 2 of Garland Park underway

Garland Park is a linear park that follows the route of one of the airfield's former taxiways. It connects Ermine Street Church Academy to green space north of The Glade. In time, this will connect to Runway Park, as part of a future pattern of parks and green spaces for recreation and play, as well as linking safe walking and cycling throughout the development.

## Phase 1

The first section of Garland Park opened in 2020 and runs to the first green woodland link. It includes:

- 35 trees, including a large London Plane tree.
- 130m of hornbeam hedgerow.
- two freestanding concrete table tennis tables.
- a play park with wooden play equipment, slide, seating and picnic benches.



## Phase 2

The second section runs along the middle of the Morris and Redrow Homes' housing parcels and will provide landscaped spaces for relaxing and play within a community orchard of 24 apple trees, including the historic Huntingdon Codlins. It will also include:

- timber log seating areas and picnic tables.
- an informal play trail.
- timber pergola to support climbing plants.
- an open grass area with a large feature tree – a Cappadocian Maple – whose red foliage will act as a focal point and landmark along Garland Park.

With the hard work to remove the concrete taxiway complete, the area is now being completed with landscaped cycle and walking routes.

This phase of Garland Park will open in July, with Senliz Road works completing in August, so the road will open by September.

## Phase 3

The final section of Garland Park lies to the north of Senliz Road and will continue the theme of play, orchards and natural planting, alongside cycle and walking routes with regular seating. The team is also carrying out some consultation with young people of all ages to further explore the types of spaces teenagers would like to see in this phase, before opening up a wider consultation with local residents.

Rebecca Britton from Urban&Civic said: "The first phases of Garland Park were designed right at the start of Alconbury Weald, and it is great to see them now coming to fruition. We are now keen for residents to help shape the final phase, which we will start design work on in earnest later this year. The first consultation with young people about what they want to see here has been really informative, and we will be widening out discussions in the coming months as the designs evolve."

The line of Garland Park is currently being used as a construction access for housebuilders, so each phase of Garland Park moves forward as the housebuilders complete their area. Morris and Redrow completing work in this area, and the Park moving forward means that Senliz Road will open in full by September, connecting key parts of the first phase of Alconbury Weald.



# New walking route links to Country Park

Alconbury Weald has been designed with health and wellbeing at its heart and providing access to green walkways that connect residents to the wider countryside is a key priority of both the movement strategy and the green infrastructure strategy – for people and nature.

The completion of work on key sections of Phase 1 have enabled a new 1.4km walking route to open, connecting Swynford Park with the wider existing public rights of way on Grange Farm. In Phase 2 this will become the new Country Park and the next phase of homes: with additional new leisure routes for walking, cycling and horseriding.

The new walking route also means residents can more easily access Prestley Wood ancient monument, where the remains of a moat sitting within a woodland where there was once an ancient manor house.

Alconbury Weald’s Walking Group – which meets at 12.30pm at Swynford Stores on Mondays – were among the first to try out the new route and reached the boundary with Grange Farm in 15 minutes.



Natalie Leigh-Brown, Community Lead for Alconbury Weald, said: “The new walking route provides direct access from the development to the area of the new Country Park before work officially starts.

“We hope residents enjoy exploring the countryside but would like to remind them to stick to the public footpaths.”



- ● ● ● ● Walking route
- ● ● ● ● Existing Right of Way
- ● ● ● ● Bridleways

For our early residents, we ensured key facilities like Swynford Stores and the play areas were in place when they moved in. Now we have over 700 homes occupied, and The Glade will provide the heart of the first phase of the development.



Rachel Arnold Communications, Communities & Partnerships, Urban&Civic

# Green light for The Glade

Planning consent has been secured for The Glade – the first local centre at Alconbury Weald. The centre will provide a convenience store, the development’s second nursery, new office space for flexible working and a public square for pop-up events, shops and markets. It will also include green space, with walking and cycling routes and space for outdoor events such as pop-up cinemas.

Discussions with residents, neighbours and local stakeholders helped shape the plans; refining the location of the centre and supporting the design team with the key features and amenities people would like to see there.

The new space sits along the development’s central Boulevard and create a dynamic local centre between the commercial and residential areas. The Co-op has been confirmed as the operator of the new store and the new nursery will be run by Mother Goose Nursery, who also run Jemima House Nursery, the pre-school at Ermine Street Church Academy.

The Glade will add to the Pavilion community centre, the Bohemia café and bistro and The Club, which provides a gym, library and information centre.

Rachel Arnold, Communities and Partnerships at Alconbury Weald, said: “This is a really exciting next piece of the jigsaw and we’ve worked closely with residents and partners to ensure the local centre provides the facilities and amenities needed at this stage of the development. We’re so pleased we have been able to include so many of the features people wanted and look forward to bringing it all to life.”

Work is due to start on-site soon and facilities are likely to start becoming available from late this year/early next.



# Homes

Since the first residents moved in over five years ago, Alconbury Weald has become home to more than 700 families. An overview of the homes completed, in construction and coming forward in Phase 1 are highlighted in the plan below.



Housebuilder	Number of homes	Status
A Hopkins Homes	128	Completed
B Morris Homes	165	Completed
C Campbell Buchanan George	61	On site to deliver 61 homes
D Civic Living	50	Completed
E Hopkins Homes 2	189	On site, 79 homes completed
F Crest Nicholson	192	On site, 133 homes completed
G To be confirmed	56	In design
H CALA Homes	260	Starting Summer 2022
I Redrow	200	Completed
J Redrow 2	246	On site
K Morris Homes 2	206	On site

## Ways to live at Alconbury Weald

If buying a home with a mortgage is not right for you, there are plenty of other ways you can make Alconbury Weald your home. We have pulled together some information about the different schemes and options available.

### Government-backed schemes

The new Help to Buy: Equity Loan scheme was launched on 1 April 2021 and will run until March 2023. It is designed for first time buyers, who contribute 80% of the home's price – with a minimum of 5% deposit and up to 75% mortgage. Government has an equity share of up to 20% until the equity loan is repaid.  
[www.ownyourhome.gov.uk](http://www.ownyourhome.gov.uk)

### Housebuilder incentives

Deposit Unlock – a new 5% deposit mortgage solution developed by the housebuilding industry in collaboration with mortgage lenders is available from Crest Nicholson and Redrow Homes.

Shared ownership, part exchange and other incentives. Pop into the Show Homes or have a look online for more information about these and other schemes.

### Shared ownership

Cross Keys Homes is providing homes to buy with all housebuilders at Alconbury Weald through shared ownership – where you buy a share of your home (usually between 25% and 75% of its value) and pay a monthly fee on the remaining share. If you choose, you can then buy more shares over time. Find out more and sign up to be the first to hear about shared ownership homes available at: [www.crosskeyshomes.co.uk](http://www.crosskeyshomes.co.uk)



### Rent to buy

Rentplus has affordable rent to buy apartments – eight 1-bed flats, eleven 2-bed flats and three coach houses – to give people living in or working in the area the chance to get on the housing ladder without the need for an upfront deposit. Tenants rent their home for five to 20 years at an affordable rate, whilst using that time to save towards their future mortgage deposit. At the end of the agreed term, they can purchase their home and Rentplus will gift them 10% of the purchase price to add to their savings.

### Key worker housing

Key worker housing is available to rent or buy through shared-ownership, in partnership with Huntingdonshire District Council and the Longhurst Housing Group. The 80 homes, ranging from 1-bedroom apartments to 4-bedroom houses, are available now at an affordable rate for those who work in essential fields.

### Rental properties

Cross Keys Homes is also providing affordable rental properties. Huntingdonshire District Council is responsible for the allocation process for rented homes and will advertise the properties shortly before they are due to be completed. Applicants must have previously registered their housing need with the Council and will need to bid for homes they are interested in.



# Meet the

As Alconbury Weald moves forward we have new housebuilders joining the development. Here is a quick summary of each of the housebuilders here and how you can find out more about the homes on offer.

## CALA Homes

CALA Homes is the latest housebuilder to join Alconbury Weald and will be delivering a mix of properties – from one-bedroom apartments to four-bedroom houses.

[www.cala.co.uk](http://www.cala.co.uk)

## Crest Nicholson

Crest Nicholson homes have been architecturally designed to maximise space and light, providing exemplary levels of comfort and energy efficiency. They are coming to the end of their time in Key Phase 1.

[www.crestnicholson.com/developments/cambridgeshire/alconbury-weald](http://www.crestnicholson.com/developments/cambridgeshire/alconbury-weald)

## Morris Homes

With its meticulously designed collection of two to five bedroom homes, Morris has something for everyone - from first time buyers looking to get on the property ladder to growing families in need of extra space.

[www.morrishomes.co.uk/developments/morris-at-alconbury-weald](http://www.morrishomes.co.uk/developments/morris-at-alconbury-weald)

## Campbell Buchanan George

This Huntingdonshire-based housebuilder is delivering a range of contemporary two, three, four and five bedroom homes at Alconbury Weald – due for sales release from June 2022.

[www.campbellbuchanan.com/developments/alconbury-weald-coming-soon/](http://www.campbellbuchanan.com/developments/alconbury-weald-coming-soon/)

## Hopkins Homes

Hopkins Homes has an exciting collection of house styles and sizes in 20 different designs ranging from two-bedroom coach houses to five-bedroom spacious detached family homes.

[www.hopkinshomes.co.uk/developments/cambridgeshire/alconbury/alconbury-weald/](http://www.hopkinshomes.co.uk/developments/cambridgeshire/alconbury/alconbury-weald/)

## Redrow

At Alconbury Weald, Redrow is building three, four and five-bedroom homes inspired by Redrow's Heritage Collection of Arts & Crafts – with traditional exteriors and modern interiors.

[www.redrow.co.uk/developments/alconbury-weald-huntingdon-222454](http://www.redrow.co.uk/developments/alconbury-weald-huntingdon-222454)

# housebuilders



## New Heads at Ermine Street Church Academy

Alconbury Weald's first primary school, Ermine Street Church Academy (ESCA), opened its doors in September 2016 with one class of fewer than 20 pupils. The primary school has gone from strength to strength and now has over 200 pupils enrolled, nine classes and an active Parent and Teacher Association, Friends of ESCA.

We caught up with Ayellet McDonnell and Emma Slade, the new Co-Headteachers at ESCA to find out a bit about them and see how they are settling in.

*Tell us a bit about your background. What were you doing before you joined ESCA?*

We have worked together for many years now and have a shared understanding and desire to see all children flourish, thrive and get the education they deserve.

We worked together as Assistant Headteachers at another local school sharing the development of curriculum, teaching and learning. We gained a wealth of expertise and knowledge on research informed practice and were recently published in two educational books about using cognitive science as part of excellent classroom practice. We have developed ambitious training for teachers and had the privilege of coaching, developing and mentoring trainee and early career teachers.

*What are you enjoying most?*

So far, getting to know the wonderful staff, pupils and families at ESCA has been a highlight. Everyone has been very supportive and has welcomed us to the school. Being part of ESCA, with such a strong inclusive ethos that promotes serving others and learning from our mistakes to become tenacious and successful learners, is a joy.

*What are you looking forward to?*

As we move forward, with Covid-19 restrictions easing, we are looking forward to sharing our pupils' wonderful learning with our families and communities and working with the Friends of ESCA to raise funds through a variety of community events such as the Easter Raffle. We also look forward to supporting the development of a high-quality inclusive curriculum alongside our teaching staff and DEMAT Trust experts.



*We appreciate its early days, but what have been your highlights so far?*

Friends of ESCA and families raised money to pay for new playground toys through a Wacky Hair Day! Pupils are enjoying using the skipping ropes, chalks, hula hoops and various other toys and are thrilled that they can choose from a variety each breaktime. We have other events planned by Friends of ESCA including an Easter Raffle, with many other events at the planning stages. One parent is currently running a six week after-school class to teach pupils some Mandarin. This has proven to be very popular and we anticipate it carrying on throughout the Summer term.

The school is currently growing its Second Form into all year groups, but the school has also been designed to enable it to expand to provide Three Forms. The school and DEMAT are working with the County Council to plan the future expansion of the school to ensure it grows alongside the development.

Plans are also underway to plan in the locations and timings of the second and third primary schools in Phase 2 and 3 of Alconbury Weald, alongside the Secondary and Special Needs school coming forward over the next few years.



# The Education Campus

Education is a key priority at Alconbury Weald and the new Education Campus at the heart of the next stage of development will include a new Secondary School, Special School, sports facilities and pitches and other key facilities for the school and the community.

The Education Campus will be delivered in phases and the first phase will include:

- the first part of the new Secondary School comprising four forms of entry (600 pupils)
- indoor sports facility building, hard landscaped playing courts and playing fields
- a 150 pupil Special School for those with educational needs and disabilities, with post-16 accommodation provision
- ancillary development including electricity sub-station, car and cycle parking, access and landscaping.

Future phases of the Campus will deliver the remaining part of the Secondary School comprising an additional four forms of entry to create an eight form of entry school (1,200 pupils), and expansion of the Special School buildings to provide specialist autism and Post 19 accommodation (50 pupils), alongside additional car and cycle parking, playing fields and landscaping. The Campus' future plans also include a 384-place Sixth Form. Land has also been reserved for future expansion, if needed, to enable the school to grow further.

The Secondary School, Alconbury Weald Church Academy, will be run by the Diocese of Ely Multi Academy Trust (DEMAT). The Trust, runs 39 primary schools across the East of England and will share its strong ethos and core values with the new school, creating a dynamic teaching space where pupils are happy and eager to learn.

The new Secondary School will give ESCA pupils a continuation of their education, and welcome pupils from other primary schools in the area. Adrian Ball, Chief Executive of DEMAT, said: "It is extremely exciting to see many years of hard work and effort come together to deliver the Trust's vision for secondary education.

"We have been extremely lucky to be able to work closely with Urban&Civic in the delivery of our Primary School, Ermine Street Church Academy, at Alconbury Weald and look forward to doing so again with the Alconbury Weald Church Academy.

"The carefully sequenced, knowledge rich curriculum that we offer at our Primary Schools will feed directly into the Secondary School offer, providing a curriculum that fully supports and prepares our children from 4 to 18 years old."

The Special School, Prestley Wood Academy, will form part of the growing Horizons Education Trust. It will be able to share the significant expertise of the Executive Head and central team at Huntingdon's Spring Common Academy, whose expertise is recognised through the school's 'outstanding' rating in all categories at its last Ofsted assessment and autism accreditation renewal.

Kim Taylor OBE, Executive Headteacher of Horizons Education Trust, said: "We're looking forward to reaching the next key milestone and seeing the new Special School at Alconbury Weald move from planning to delivery. To support us during the next stage, we're keen to hear from anyone in the local community who would like to join our Pre-Opening Group. You don't need to have any specific experience, but an interest in education and enthusiasm to see this exciting new school come to fruition would be welcome. To register an interest, please email me at [exehead@horizons.org.uk](mailto:exehead@horizons.org.uk)."

Subject to planning permission, work could start on site in the summer, with the Special School due to open in the Autumn 2023 term and the first part of the Secondary School in September 2024 (subject to final sign off from the Department for Education).

Location of the Education Campus at the heart of Alconbury Weald



CGI of Alconbury Weald Church Academy



# Phase 3

A huge thank you to all of those who have inputted to the consultation around the next phase for Alconbury Weald.

The next phase of Alconbury Weald – Phase 3 – will see the delivery of the next 2,000 homes, employment space in the next phase of the Enterprise Zone, two primary schools, the Cold War Heritage Area and a new area of Parkland on the old Runway. It will also see the development's 'Town Centre' hub come forward, which will include a health centre, sports facilities, library, shops as well as other facilities and amenities for existing and future residents to enjoy.

The 'Town Centre' hub will lie at the heart of key transport connections, including good cycle, walking and bus connections for residents, businesses and visitors at Alconbury Weald.

Last year, Urban&Civic submitted a Definition Statement to Huntingdonshire District Council setting out the elements that this phase will include, in line with the 2014 Outline Planning Consent for Alconbury Weald.

Consultation events were held in December – and the online consultation ran until 20 January – so residents and neighbours could help shape the evolving designs.

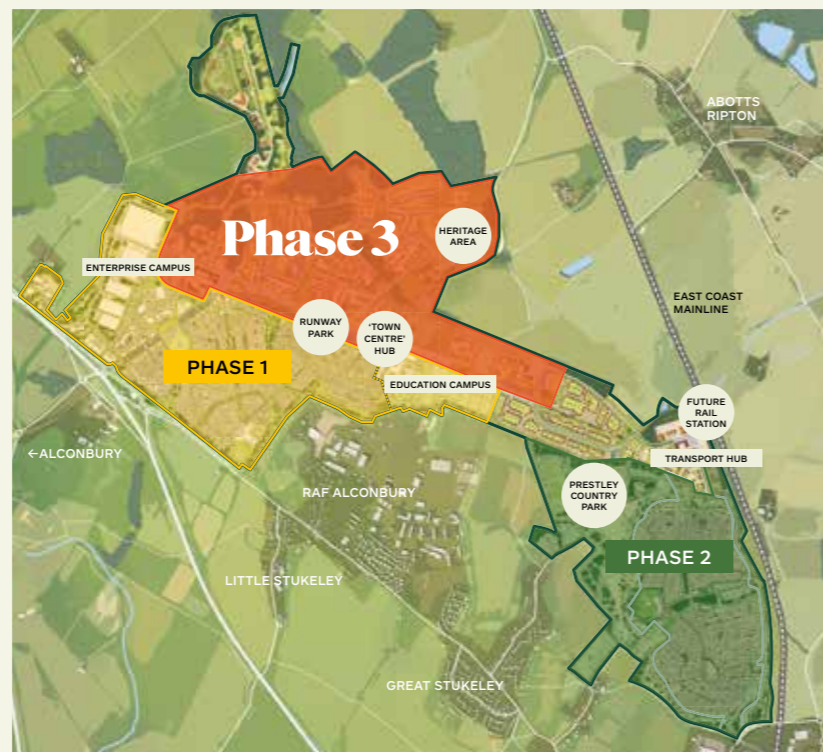
The consultation focused on seven key themes for the future of the development:

- Sustainability
- Transport connections
- Heritage
- Sports and play
- Green spaces
- 'Town Centre'
- Living, learning and working.

Lots of residents, as well as those from neighbouring communities, came along to the exhibitions or shared their thoughts online about the plans and priorities for future phases. Over the next few pages, we set out the key feedback and next steps.

This next phase is really key for the whole development and wider area as it holds some important facilities in the central 'hub' including healthcare and faith and community space. It also includes the Heritage Area and some significant green space, which we really want the new community to help us shape, so that what comes forward is absolutely right for now, but also for future generations living here

Rebecca Britton Communications, Communities & Partnerships, Urban&Civic



## Transport connections

### Key feedback

To take fewer car journeys, residents felt that more frequent bus services with real-time travel information on bus stops or an app, good connections to the rail station (or a train station at Alconbury Weald) as well as safe cycles routes and footpaths, would help.

The consultation also gathered feedback on the opportunities and connections of key cycle and walking routes, which includes providing safe and direct, off-road connections to on-site facilities, key leisure amenities and the Heritage Area, as well as direct links to locations off site, such as the internationally important Great Fen.

Phase 3 of Alconbury Weald will see some key elements of transport infrastructure rolled out to support our aspiration to get people out of cars and using bikes and buses more.

This includes:

- the central spine route, which will prioritise bus services through the heart of the development.
- the cycle connection through Grange Farm providing a safe off-road route into the town.
- a huge expansion of cycle, walking and equestrian routes across the phase, and connecting leisure routes to Phase 2 and the Country Park, and up to the Great Fen.

The feedback is helping shape the nature and connections of those routes. Alongside this, the team has started works to enable the Southern Gateway connection to Huntingdon and the A141 to come forward, as discussions continue with Network Rail and other partners around the future rail station at Alconbury Weald.



## Sustainability

### Key feedback

Residents would like to see sustainability features embedded in the next phase of Alconbury Weald, with faster publicly accessible electric vehicle (EV) charging points and EV points for houses and flats as well as better insulation, solar panels, air source heat pumps and rainwater harvesting.

Since Alconbury Weald's conception, there have been new approaches and technologies to support sustainable development. Urban&Civic has developed a Sustainability Framework that provides a road map to Net Zero Carbon by 2050, alongside toolkits to support best practise in delivering net gain for nature, and in supporting health and wellbeing of residents.

The design team is currently working with housebuilders to support and drive the use of new technologies and approaches to achieve this, many of which it is hoped will start to be showcased in Phase 3 to achieve our route to a carbon neutral development.

In April, the first home in Alconbury Weald had solar panels installed. If you live at Alconbury Weald and are interested in having solar panels installed on your property, contact Encore Estate Management for more information (contact details in your Welcome Pack).





## Heritage

### Key feedback

There were some great ideas to help make the Heritage Area a place of remembrance, reflection and restoration – from memorial spaces with plaques, interactive exhibitions, models and statues to heritage trails and educational activities with engaging content.

The Heritage Area is central to the Alconbury Weald development and commemorates its unique role in the Cold War. It also presents a great opportunity to create green spaces for nature – with many species already making their home there – and inspiring spaces for people to explore this unique landscape.

The team is now working on the ideas put forward to incorporate ways to remember those who served here and ensure the history of the Cold War continues to be told, so future residents and visitors can learn more about Alconbury Weald's fascinating history.



## Sports and play

### Key feedback

There was lots of interest in the opportunities for more sports and fitness provision at Alconbury Weald with football, rugby, cycling, climbing, squash, fitness trails, tennis and bowling proving the most popular. There were also lots of ideas for the type of play areas and equipment, particularly for older children and teenagers.

Physical activity is a core element of Alconbury Weald, and sports facilities and play areas are an intrinsic part of the design for Phase 3.

About 10 hectares (nearly 25 acres) of land in Phase 3 will be used to form the Sports Hub. Approximately half of this is earmarked as the new home of Huntingdon and District Rugby Club and will include four pitches, one of which will be floodlit. Some form of clubhouse with changing facilities is also anticipated.

A range of the sports provision is set out in planning, and from discussions with local partners and sporting bodies, and will include football pitches, tennis and netball courts, as well as informal pitches and fitness trails. The feedback is helping shape the layout, location and access, alongside further exploration with young people and partners on what space for older youth should include.

## Green spaces

### Key feedback

The green spaces at Alconbury Weald are well used and there is a desire to see more parks and woodlands incorporated into Phase 3, with additional provision for dog owners. Residents said they also want to see more wildflowers, hedgerows and trees as well as bird and bat boxes to support and encourage local wildlife.

Phase 3 will include many more hectares of green space, both on people's doorsteps – with pocket parks and green links – and through strategic green space coming forward as Runway Park, marking the location of the old runway.

The approach set out in Phase 3 continues to deliver Alconbury Weald's Green Infrastructure Vision of connecting woodlands, valuing water and replenishing grasslands. Alongside this the design and delivery is a key part of ensuring a net gain for nature throughout the development. The feedback is being worked through by the team to draw on resident's experiences of the green space delivered to date and the ideas to better connect people with nature.



## 'Town Centre' Hub

### Key feedback

There is a lot of enthusiasm for the range of facilities and amenities that will come forward in the 'Town Centre' Hub in Phase 3. A pharmacy, doctors' surgery, dentist and optician were key priorities for the health centre, along with links to the Sports Hub to encourage healthy eating and a healthy eating café.

A café/coffee shop, bistro/restaurant and pub proved popular options, with a delicatessen and baker also being welcome additions. A variety of uses for the library and community centre were also supported, space to hot desk/work, cultural events and workshops, as well as dedicated youth centre space. There was also some support for faith space, but this was less of a priority for many respondents.

Huntingdon is the main town centre for residents at Alconbury Weald, but it is important Alconbury Weald has the right facilities and amenities in place as it grows. Now the team is working hard to map out the core requirements already agreed in planning, with the additional feedback from residents including how people want to access and enjoy these key amenities. Critically, we will also assess how that fits with the wider area to ensure what comes forward complements the local area and is sustainable.



## Living, learning and working

### Key feedback

There were lots of great suggestions about what would help residents lead a low carbon life, innovations for sustainability in buildings and transport, and opportunities to support start-ups and flexible working.

Feedback from the consultation, as well as the results from the Quality of Life Survey, are providing really useful insights on how the community is finding the core mix and layout of homes, work spaces, schools and green spaces as well as the cycle and walking routes that bring them all together.

This is shaping the locations and connections particularly for the next primary schools, as well as looking at wider sustainability points around giving cars less prominence in the development. We will be sharing the outputs from this work in future consultation sessions and will continue to engage as we evolve detailed designs.

## Phase 3: next steps



Joe Dawson, Project Director for Urban&Civic said: "When planning the first phase of Alconbury Weald, we didn't have residents living on site to contribute to the design of a new place. Through liaison with local communities and local partners, we were able to develop a scheme that has become a home to the people helping to create the next phase.

"Phase 3 is really exciting to us for a number of reasons. It has a whole range of key facilities and amenities coming forward, which are fundamental to establishing Alconbury Weald as a great place to live, work and visit. We have had a chance to work with the new community, who have been part of the first phase, to evolve the plans and designs to meet current and future resident needs.

"We believe this phase provides a unique opportunity to deliver a new type of hub for people to access key services such as health, leisure and shops that they need, in a way that provides easy walking and cycling access, as well as green spaces to enjoy alongside the facilities and amenities.

"The connections to heritage and Runway Park, and how all these elements fit together, makes for an exciting challenge for the design and delivery team. It has been great to draw in the thoughts, ideas and feedback from residents at this early stage of our thinking. We will continue to come back to residents as the detailed plans emerge and look forward to further discussions on this exciting next phase for Alconbury Weald."



## Campus News



Alconbury Enterprise Campus is home to a wide range of businesses, from start-ups in the Incubators through to established and expanding businesses in bespoke buildings. It is also home to Cambridgeshire County Council's New Shire Hall.

## New facility for AM FRESH starting to take shape

**Work is progressing well on the new innovation centre at Alconbury Enterprise Campus for AM FRESH, an international agri-tech company that supplies the majority of UK supermarkets with a range of fresh fruit products.**

It is expected that the new facility, which has been designed to work within Alconbury Weald masterplan and design codes for the Enterprise Zone, will generate nearly 500 jobs. The company will be working with the EDGE jobs and skills brokerage and local partners to recruit locally as the facility moves forward.

Rachel Arnold, Communications, Communities & Partnerships for Urban&Civic, said: "Alconbury Enterprise Campus is designed to cater for a range of companies, from start-ups in the Incubator to bespoke buildings like the one AM FRESH is proposing for production and innovation. The innovative approaches and investment in agri-tech that is coming forward in this building are cutting-edge, and the continued investment in the area is a great endorsement for Alconbury Weald and Huntingdonshire."

AM FRESH is part of the same group as MM Flowers, which have been based at Alconbury Weald since 2017 and employs just under 400 people.

AM FRESH Group has world-class alliances with global growers from Spain to Australia, South Africa to the USA, from Brazil to Asia and has a focus on responsible and sustainable sourcing – working with growers in over 20 countries worldwide to improve the quality and longevity of products; adapting and responding to climate change and driving sustainability commitments across its supply chain; and adapting to the changing needs of the market.



# Travel survey



Alconbury Weald is aiming to become a truly sustainable community, with the right infrastructure and services being put in place for people to lead low carbon lives as the development rolls out.

The annual Travel Survey is part of the monitoring process for the Travel Plan, a dynamic, living document that aims to help reduce the amount of car travel to and from Alconbury Weald. This will in turn reduce traffic impacts on local roads and the surrounding highway network, resulting in lower congestion and better air quality and road safety in the local area.

Smart Journeys, the Travel Plan coordinator for the site, gathered data on journeys between 4-11 October 2021 to gain a better understanding of the travel and commuting behaviours of those living and working at Alconbury Weald, as well as barriers that may prevent them from using more sustainable modes of transport.

The feedback from the survey is used to inform updates to the strategic action plan with a number of measures that focus on promoting access to Alconbury Weald by sustainable modes, such as walking, cycling, public transport use and where practical, car sharing.

Polly Williams from Smart Journeys said: "We recognise that not every journey can be made sustainably, and our role isn't to penalise car drivers. Our aim is to understand what prevents individuals from using sustainable transport, then use that information to deliver services and initiatives that encourage positive behaviour change."

"At Alconbury Weald, we want to develop a community where we all play our part in making small positive changes to promote healthy lifestyles and reduce congestion, energy consumption and pollution in places where we live, work and play."

Since the survey was carried out, the AW1 bus service was launched (see page 25), which we hope will support people living and working at Alconbury Weald to substantially increase their use of bus travel. Smart Journeys has developed an initiative with Ermine Street Church Academy (ESCA) and working with the Friends of ESCA to pilot a scheme that encourages and rewards sustainable journeys on the school run (see page 24).



## Travel survey results

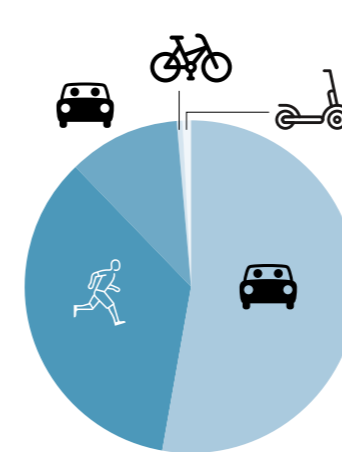


The survey provides valuable insights for sustainable travel planning at Alconbury Weald, however, as with the last couple of surveys, this year's results have been influenced by ongoing home working/reduced office working due to the pandemic.

149 respondents – 24% of people living at Alconbury Weald – completed the survey. Of those, 70% own 2+ cars and 70% own bikes. The average distance travelled was 13 miles per day (92 miles per week).

As the development rolls out, sustainable travel options will increase and we will continue to involve, inform and empower all residents and staff to make the right choices for them.

Polly Williams Smart Journeys

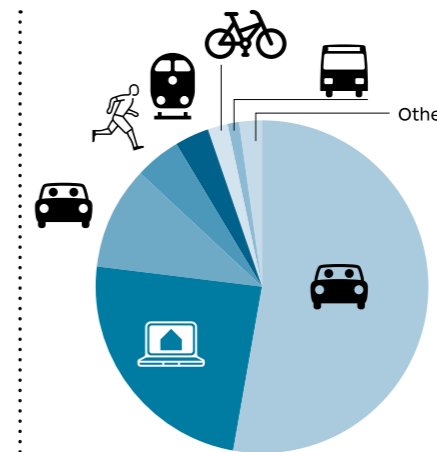


### School/nursery run

Average, Monday to Friday

Car alone	53% (96 people)
Run/walk	34.8% (63)
Car share	11% (20)
Cycle	0.6% (1)
Scooter	0.6% (1)

33% of respondents that drive alone would consider an alternative mode of transport. Key considerations/barriers included time, weather and personal/child safety.



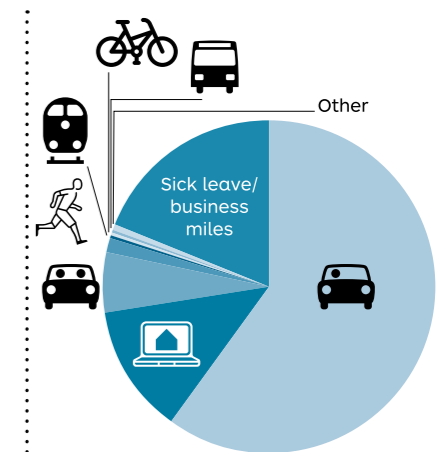
### Travel to work

Based on 497 journeys, Monday to Friday

Car alone	52.9% (263)
Work from home	23.9% (119)
Car share	10% (50)
Run/walk	4.6% (23)
Train	3.4% (17)
Cycle	1.8% (9)
Bus	1% (5)
Other	2.2% (11)

Average distance travelled was 12 miles per day (81 miles per week).

46% of people driving would consider an alternative mode of transport. Key consideration/barriers included distance/duration, needing a car for work purposes, distance from public transport, weather and personal safety.



### Staff survey for Campus workers

Number of respondents: 192. Based on 894 journeys – Monday to Friday

Car alone	59.4% (263)
Work from home	12.6% (113)
Car share	5.7% (50)
Run/walk	1.3% (12)
Train	0.4% (4)
Cycle	0.3% (3)
Bus	0.1% (1)
Other	0.6% (5)
Annual sick leave/business miles	18.6% (166)

## Cycling initiatives

To encourage Alconbury Weald residents to get out and about on their bikes more – whether for exercise, go on family outings or travel from A to B – Smart Journeys offers a range of initiatives, including:

- Bike servicing sessions to fix punctures and ensure residents' bikes are in tip-top condition to explore local and wider cycleways safely.
- 30 day free bike hire to give residents the opportunity to try before you buy. This includes electric, Brompton, cargo and tandem bikes.
- 1–2–1 cycle training lesson to help residents make safe and enjoyable journeys and teach key skills such as good road positioning, signalling and visibility. Even the most experienced cyclist is guaranteed to learn something new.
- Bike maintenance course to give beginners basic knowledge so they can deal with a roadside puncture and keep their bike in good condition.
- Bike security advice and security marking, with online registration into the police national database.

Smart Journeys will be at Alconbury Weald from 9.30am to 4.30pm every third Sunday to help residents cycle more. Sessions need to be booked in advance by emailing [alconburyweald@smartjourneys.co.uk](mailto:alconburyweald@smartjourneys.co.uk)



## Yeah! to Clean Air

Yeah! to Clean Air is a new initiative that has been created by Smart Journeys, Alconbury Weald's sustainable travel plan coordinators.



It aims to help combat air pollution by improving air quality around the school, reducing congestion and increasing pupils' physical activity through walking and cycling, improving their health and wellbeing.

The concept makes the school run fun by rewarding families who make sustainable and active journey choices. Each participating family has a unique card or fob, which they scan at locations on route to school. These journeys will be converted into points and awarded to the school as prizes. The more sustainable journey choices made, the more prizes the school will give away.

The initiative, which is supported by Ermine Street Church Academy, launched on 25 April with the help of Buster the Dog (aka Carbon Buster). Buster is helping bring the scheme to life through animation and other materials, teaching children about the impact of climate change and how our everyday actions can make a difference.

Rachel Arnold from Urban&Civic said: "Alconbury Weald has been designed to promote an active and healthy lifestyle, with a network of safe footpaths and cycleways linking homes to the primary school.

"This new initiative has been designed to make the school run fun by encouraging the use of healthier modes of transport that help keep our air clean. With educational messaging to inspire and motivate healthier, more sustainable choices when travelling to school, we hope families of children at Ermine Street Church Academy will enjoy taking part in this pilot scheme."

If you have any queries about Yeah! to Clean Air, please email [alconburyweald@smartjourneys.co.uk](mailto:alconburyweald@smartjourneys.co.uk)

## AW1: New bus service launched

Working in partnership with the local authority and Dews Coaches, Urban&Civic has launched a new bus service that runs seven days a week in a loop between Alconbury Weston, Alconbury, Alconbury Weald, Little Stukeley, Great Stukeley and Huntingdon.

The AW1 service has been planned to increase connectivity between local communities and provide additional sustainable transport links to the wider area; the route timetable has been planned to coincide with connecting trains at Huntingdon Bus and Rail Station where possible.

The service, which uses a new, specially designed low carbon vehicle, is part of Urban&Civic's commitment to low carbon living and to improve sustainable transport options, so people living and working at Alconbury Weald have a convenient and reliable alternative to the car.

Tickets for AW1 can be purchased via the ticket machine on the bus (which offers contactless payment options) and details of the bus timetable can be found at [bit.ly/AW1\\_bus](https://bit.ly/AW1_bus)

Rachel Arnold, Communities and Partnerships for Urban&Civic, said: "The launch of the AW1 bus service represents a significant investment by Urban&Civic in sustainable transport and we'll be working with residents and those working at Alconbury Weald to incentivise and encourage a shift away from single occupancy car use. As Alconbury Weald continues to grow, the regularity of the AW1 service will increase and additional services will be added."

Alongside the 904, the new AW1 gives residents of the new development a range of frequent and cost-effective bus service options. To plan your next journey on the AW1, visit [TravelLine.co.uk](https://TravelLine.co.uk)



## Community Activity Day

The opportunity to enjoy a healthy lifestyle is embedded in the design principles of Alconbury Weald, and over 70 residents took advantage of the free sports and activity classes available at this year's first Community Activity Day to try out different ways to be more active in 2022.

Alconbury Weald's first purpose-built community centre, The Pavilion, played host to an action-packed programme of activities. The day started off with a Bollywood-inspired dance fitness programme that combined dynamic choreography with the hottest music from around the world.

Other cardio workouts took place later in the day, including circuits, kettlebells and BOUNCE, a mini trampoline workout. There was also something for those wanting a slightly gentler pace, with yoga and a RightStart 3 class that combined a mix of seated and standing exercises to target and improve mobility, balance and flexibility.

There was also plenty to keep the children active and entertained, with an Amazing Kids soft obstacle course in the morning and a Stars on Stage modern dance session in the afternoon. There was even something for the youngest residents, with Basking Babies enjoying massage, reflexology and yoga with their parents.

Natalie Leigh-Brown, Community Lead for Alconbury Weald, said: "There was a fantastic atmosphere at the Community Activity Day, and it was great to see so many people throwing themselves into new activities with such gusto. I particularly enjoyed the Bollywood dance fitness session and mini trampolines and seeing people having so much fun while exercising."

Information about classes can be found on The Pavilion noticeboard. Anyone interested in running a new sport or fitness class at Alconbury Weald should email [info@alconbury-weald.co.uk](mailto:info@alconbury-weald.co.uk) or call 01480 413141 for more information.

Our next Community Activity Day will be on 25 June with free sessions available to book through EventBrite soon.



## Easter holidays: outdoor fun

### Ermine Street Church Academy allotment clearance

Volunteers also helped at local primary school, Ermine Street Church Academy, to clear weeds and start tidying up the allotment ready for the children to learn about the growing cycle of herbs, vegetables and flowers as they get their beds and planters ready for the Platinum Jubilee bank holiday weekend and Alconbury Weald's first Open Gardens event.

Natalie Leigh-Brown said: "We'd also like to thank all the volunteers who helped with the allotment clearance; we can't wait to see what the primary school children do with it at our Open Garden event on 5 June."



### Birdbox and feeder workshops

Families in Alconbury Weald had a nature-filled weekend in the sun learning how to build birdboxes and make feeders to attract birds to their back gardens and balconies, as well as tidying up the allotments at Ermine Street Church Academy ready for the children to plant flowers and vegetables.

We teamed up with local environmental charity Groundwork East to show children how to construct a homemade birdbox using offcuts of wood and nails, and birdfeeders made from pinecones, to support the local bird population – including sparrows, swifts, swallows and house martins – during nesting season.

Natalie Leigh-Brown, Community Lead for Alconbury Weald, said: "We had a lovely Saturday enjoying time in the fresh air and learning how to make birdboxes and feeders. Our thanks to everyone who came along to support the activities, and to the Groundwork team for sharing their skills and knowledge."

# The Year ahead



.....  
**4/5 June** Across Alconbury Weald  
**Jubilee celebrations**

Join us to celebrate the Queen's Platinum Jubilee with friends, family and neighbours. See inside front cover for details.

.....  
**25 June** The Pavilion  
**Community Activity Day**

Another change to try out some of the wide variety of sports, classes and activities regularly taking place at Alconbury Weald. This is a free event and sessions can be booked on Eventbrite.

.....  
**Throughout August** The Library  
**Summer Reading Challenge**

The Summer is a great time to put your feet up and escape from it all with a good book, and Alconbury Weald's community library has lots of genres to explore.

.....  
**September** Across Alconbury Weald  
**Scarecrow Festival**

The Community Association is organising Alconbury Weald's first Scarecrow Festival. Straw will be made available to build a scarecrow to put in front gardens. Scouts will be building some for public display.

.....  
**10 September** Watch Office Green  
**Heritage Open Day**

Following the success of last year's event, we'll be exploring Alconbury Weald's fascinating history. This is a free event and tours can be booked on Eventbrite.



.....  
**24 September** Watch Office Green  
**Outdoor Cinema – Spiderman: No Way Home**

We'll be holding another evening of cinematic magic under the stars with pre-show entertainment. Buy tickets on Eventbrite

.....  
**November** Across Alconbury Weald  
**Queen's Jubilee Community Tree Planting**

What better way to commemorate the Queen's Platinum Jubilee than by planting a sapling and watching it grow in the years to come. Date to be confirmed. This is a free event and tickets can be booked on Eventbrite.

.....  
**13 November** Watch Office Green  
**Remembrance Sunday**

An event to honour the British and American service personnel from the former airfield who lost their lives in the service of their countries. This is a free event and no booking needed.

.....  
**December** Ermine Street Church Academy  
**Carols round the tree**

Our annual Christmas celebration is a great way to start the festive celebrations. Date to be confirmed.



## Regular activities

Alconbury Weald has been designed to enable residents to lead a happy and healthy life. To help achieve this, we have lots of regular sports clubs and activities for all ages and interests.



Many of these activities and classes are held at The Pavilion, Alconbury Weald's first purpose-built community centre. Overlooking the cricket pitch, The Pavilion's main hall is regularly used for:

- Activities for parents and carers with their little ones. This includes fitness and wellbeing classes with Happy Mama, Basking Babies and Mums & Tots Fitness Pilates, as well as soft play at Roots and Wings.
- Children's dance classes and Scouts.
- Adult fitness classes ranging from yoga and tai chi to circuits and kettlebells.



There are also a range of other sports clubs and activities around Alconbury Weald including the Alcon Falcons Running Club, Alconbury Weald Netball Club, a walking group and table tennis in the school hall. There are also a wide range of ad hoc sporting opportunities at Alconbury Weald at the skate park and multi use games area (MUGA) in Swynford Park, the table tennis tables in Garland Park and extensive green cycleways and footpaths to explore.

For more information, please visit: [www.alconbury-weald.co.uk/news/community-2/](http://www.alconbury-weald.co.uk/news/community-2/)



Cricket is a great game that everyone can enjoy – either participating or watching – and we can't wait to see the cricket pitch in regular use throughout the forthcoming season.

Natalie Leigh-Brown Community Development Lead, Urban&Civic

## Sawtry CC bowled over by Alconbury Weald facilities

As part of its plans to expand, Sawtry Cricket Club will be running its youth teams and training from Alconbury Weald this season. As more residents take up the sport and the number of teams grows, senior matches will start to take place at Alconbury Weald from next year.

Sawtry Cricket Club started its youth programme in May with an All Stars Cricket course at Alconbury Weald on Sundays for children aged 5–8 years old – of all abilities and experience. The course teaches the fundamental skills needed to play cricket through lively, fun games with trained activators. Junior training is also available on Sundays, with the first session free, so you can go along to find out more and give it a try to see if it is a sport your children would enjoy.

As well as two junior teams, Sawtry Cricket Club has two senior teams that will continue to train and play at Sawtry. The Club is looking to improve and expand its senior teams with local talent and wants to hear from anyone moving to the area, wanting to change club or just wanting to play cricket.

Ian Fowler, Marketing Coordinator for Sawtry Cricket Club, said: "Cricket is a great sport, and we want to make it available to as many people as possible. We've been looking for an opportunity to grow the Cricket Club for a while and have been impressed by the facilities at Alconbury Weald. We are a friendly, social Club, looking forward to welcoming new members from Alconbury Weald as well as Sawtry."

Sawtry Cricket Club will be using the cricket pitch and changing facilities at The Pavilion. The Pavilion – Alconbury Weald's first purpose-built community centre – was specifically designed to host cricket matches, alongside all the clubs and groups and parties who already use the space. The building's deck and outside space provides a traditional community setting for people to watch cricket when matches are on, and to use for other activities when they are not.

Natalie Leigh-Brown, Community Development Lead for Alconbury Weald, said: "We're delighted to welcome Sawtry Cricket Club to Alconbury Weald. The development has been designed with health and wellbeing at its core and the cricket pitch and pavilion are an important part of the early sports and fitness provision at Alconbury Weald.

"While Alconbury Weald grows we don't yet have enough people to make our own teams so, working with Cricket East and Sawtry, this approach means we can support local teams to grow, bring people together from across the local area to enjoy the sport, and start to build Alconbury Weald teams of the future. throughout the forthcoming season."

For more information about Sawtry Cricket Club and how to get involved, follow on social media @SawtryCricket, email [sawtrycc@yahoo.com](mailto:sawtrycc@yahoo.com) or visit [www.sawtry.play-cricket.com](http://www.sawtry.play-cricket.com)







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