

**Alconbury
Weald
Make|Grow**

**A place to
call home**



alconbury-weald.co.uk



Buying a home, not a house

Stylish new homes, in safe walkable neighbourhoods within beautifully landscaped settings, make Alconbury Weald a natural choice for a diverse, healthy lifestyle.

Direct access to the A14 and A1, and plans for a station on the East Coast Mainline, ensure an easy commute to key employment areas from Alconbury Weald.

A range of community facilities, woodlands, parks and play areas, linked by footpaths and cycleways, mean you can immerse yourself in your new neighbourhood.

The new primary school, with its innovative design and creative use of outdoor space, will encourage children to explore, discover and learn.

Alconbury Weald provides everything you need in one place, however, with great transport links you are ideally situated to discover a wide range of locations and attractions in Cambridgeshire and beyond.

Home
**Alconbury
Weald**

A place to live life to the full



Buying a house is always exciting, especially a new build – whether you favour neutral tones or a splash of colour, your new house provides a blank canvas that you can stamp your personality on and make your house a home.

When you move into your home, you will receive a *Welcome Home* pack that tells you all about your new neighbourhood.

The pack includes information about the facilities and services on your doorstep as well as walking, cycling and other interest groups in the pipeline. It will ensure your local community soon feels like home.

We've made an early investment in facilities to ensure our first residents can pop down to Swynford Stores (your community shop) to buy a newspaper and milk for your morning cuppa, head over to The Gym for a workout, or drop into The Café at the Club for lunch, to meet up with friends or just enjoy a tempting treat.

The school is not only an inspiring centre for learning but also a hub for the new community with meeting rooms, sports facilities and clubs, including the Brownies.

If you venture a little further into the surrounding villages or Huntingdon you'll find pubs, restaurants and shops as well as a wide range of other leisure facilities.

Our new community is also supported by a permanent team member – Steph – to help residents find the information they need, support the setting up of new clubs and activities to meet local need and connect people to existing interests in the area.

Contact

Stephanie Burton Community Development
steph.burton@urbanandcivic.com
 01480 413141



Over £25 million has been invested so far to create a sustainable community with all the fundamental infrastructure for 21st century living: roads, power and digital connections as well as high quality green space, parks and community buildings, maintained by an experienced estates management team. All this, along with a range of stylish new homes, will ensure Alconbury Weald is a high quality, low carbon development that is cherished locally, recognised nationally and respected internationally.

Over the next 15 years, Alconbury Weald will be developed in key phases, each of which will provide new facilities and connections, including two more primary schools, a secondary school and a town centre hub with a health centre, library, shops and further amenities. Each phase will provide residents with the facilities they need on their doorstep, and add to the overall facilities for the wider community.

New residents will be involved in that process to ensure that at each stage of the development, facilities come in to meet your needs and the needs of the local area. If you would like to discuss the future plans for the development, please contact Rebecca at Urban&Civic.

Contact

Rebecca Britton Communications,
Communities and Partnerships
rbritton@urbanandcivic.com
01480 413141

- Footpath/cycleway/bridleway connection
- Primary School and local facilities
- Secondary School
- Land reserved for post 16 educational use
- Listed buildings
- Land reserved for possible train station
- Transport Hub
- The Hub – retail and community facilities
- The Club
- The Incubator
- ↗ A—HCV/construction entrance
- ↗ B—Alconbury Enterprise Campus entrance
- ↗ C—Entrance for Phase 1 residential

A vibrant new community



Over the next year Alconbury Weald will have four high quality housebuilders on site, working with experienced design teams to bring forward great homes as part of the first phase of the overall Alconbury Weald development. Detailed Design Codes and planning agreements ensure future development adheres to the ethos and quality of the early buildings and landscaping on site in the short, medium and long term.

Over the next few pages we set out the details of the new homes, location and the roll-out of key facilities alongside those homes.



Homes

PAGES 10—13

Phase 1 house builders

- Hopkins Homes
- Morris Homes
- Redrow
- Civic Living



Learn

PAGES 14—17

Phase 1

- Ermine Street Church Academy primary school
- Jemima House Day Nursery
- iMET skills centre (opening Summer 2018)

Completed development

- Additional child care provision
- Two more primary schools
- A secondary school



Live

PAGES 18—19

Phase 1

- Swynford Stores community shop
- Expansion of Alconbury Doctor's Surgery for Alconbury Weald residents
- The Gym at The Club
- Community facilities at Ermine Street Church Academy
- Community Park with skatepark, multi-use games area, play spaces and allotments
- Cricket Green (opening Summer 2019)

Completed development

- Newsgagent and convenience stores
- Leisure and sports facilities
- Health Centre
- Community and faith spaces



Explore

PAGES 20—21

Phase 1

- Community orchards and allotments
- Ponds – with dipping platforms
- Extensive and well-designed landscaped play spaces with opportunities for natural play
- Woodland glades with cycle routes and picnic spots
- Watch Office Green and the Memorial Garden (opening Spring 2018)
- Parkland, including the historic route of Linear Park (opening in sections as Phase 1 rolls out)

Completed development

- 700 acres of green space with woodlands, parks and open spaces
- Green space, and safe walking links to wider parkland, play space and woodland
- Further allotments and orchards



Connect

PAGES 22—25

Phase 1

- Access to major road network including the A1, A14 and A141
- Close links to Huntingdon railway station
- £1.5bn improvements to new A14 route
- Bus service on Busway Route B with incentivised travel voucher
- Cycle voucher and support to get cycling
- New pedestrian and cycle access to Huntingdon
- Superfast broadband

Completed development

- Prioritised bus connections on-site and into Cambridge
- Cycle, pedestrian and bridleway network, linked to wider area
- Alconbury Weald East Coast Mainline train station



Make

PAGES 26—29

Phase 1

- A range of businesses in the Enterprise Campus with more companies joining this year
- Job and contract opportunities on-site
- Incubator space for start-ups and small businesses
- Access to jobs and skills brokerage through Alconbury Weald's EDGE programme and iMET

Completed development

- Over 8,000 jobs are expected to be generated once the Campus is fully developed
- Opportunities for working and living in one location, with a short cycle, walk or bus ride to work





Hopkins Homes

Hopkins Homes has put together an exciting collection of house styles and sizes in 20 different designs including two-bedroom coach houses and terraced houses, three-bedroom terraced, semi-detached, link-detached and contemporary town houses as well as three- to five-bedroom spacious detached family homes offering discerning buyers homes of character and individuality whatever their requirement.

Hopkins Homes is renowned for the quality of their workmanship and the attention to detail included in their design and build. Internally their homes are given a high quality specification with buyers offered the chance to choose tiling, kitchen cabinet finishes and worktops depending on the stage of construction.

Homes

The exquisite mixture of house styles and sizes offers something to suit all buyers, from first time house purchasers to larger families looking to move up the ladder and schemes such as the government backed *Help to Buy* and Hopkins Homes' own part exchange scheme are available to help purchasers realise the reality of owning their dream home.

For more information about *Help to Buy* or Hopkins Homes' part exchange scheme, or to express interest in the new properties, please call Ann and Sandie on 01480 435108 or drop into the Marketing Suite, open seven days a week, from 10am to 5pm.

Morris Homes

Morris have been building homes for over 60 years and during that time they've built an enviable reputation for remarkable designs and exceptional quality.

When planning, designing and building any development, they invest heavily in the look and feel of street design to create community settings that are spacious and welcoming.

At Alconbury Weald, Morris have provided homes for everyone, from first time buyers looking to get on the property ladder, to growing families in need of extra space. And with the Government's Help To Buy scheme available across the development, the perfect Morris home is within reach.

A dedication to detail

Morris developments are wonderfully individual and it's this extra bit of thought and attention that helps create a place you'll be proud to call home.

The collection of 2, 3, 4 and 5 bedroom homes at Alconbury Weald demonstrate meticulous attention to detail; from taps, to tiles and flooring. Morris insist on only using fixtures and appliances from quality brand partners like Villeroy and Boch, Porcelanosa, Neff and Roca in every one of their homes.

Find out more by visiting the marketing suite or view the website morrishomes.co.uk to register your interest.



Redrow

There are many reasons why more and more homeowners are choosing to buy a Redrow home.

It could be the reputation the developer has built for itself; one of reliability, top quality specification, creative design and attention to detail.

It could be the choice of homes and styles it offers; whether you are a first time buyer, a family in need of more space, someone making an investment purchase or looking to downsize your home, free up equity and upsize your lifestyle.

At Alconbury Weald, Redrow will build 200 homes including 15 affordable homes. The three, four and five-bedroom designs have been inspired by Redrow's Heritage Collection of Arts & Crafts inspired homes and will look very traditional externally.

Inside they will feature specifications designed to meet the demands of modern living. Kitchens will be well equipped with integrated top brand name appliances, while bathrooms and en-suites will benefit from sleek white suites with quality fixtures and fittings. The homes will also be easy to manage and efficient to run.



Register your interest now at redrow.co.uk and set up your *My Redrow* account to ensure you are amongst the first to receive information on this stunning development.

Once registered you will be able to explore the different layouts via your *My Redrow* account and also book appointments, look at what's included, and make direct contact with recommended new build mortgage specialists.

Once you've reserved, you can use *My Redrow* to keep up-to-date on the build stage of your home, what you need to do next and order a wide variety of upgrades and optional extras to personalise your new home.

Put simply, Redrow's appeal can be summed up in its strapline: 'A Better Way to Live'. The sales centre at Alconbury Weald is open 10am-5.30pm, seven days a week.

01480 802459 | redrow.co.uk



Civic Living

If you are looking for a home with a contemporary twist, but with all the bespoke features you need to enjoy a comfortable and relaxed life, then the new homes from Civic Living (the housebuilding arm of site owners and developers Urban&Civic) could be just for you.

These homes run along The Boulevard and will neighbour Alconbury Enterprise Campus. The plans are for 107 homes, including a range of two, three and four-bedroom options along with the development's first bungalows and apartments.

Each house has been individually designed with a range of modern features that are fused with natural materials. Design aspects include first-floor garden terraces, balconied windows and attractive wooden cladding.

This area will also include some study-style workshops, bringing a new type of commercial space for small businesses alongside the existing Incubator and business space. The area will include a crèche and some additional shops and services as part of a village square.

Call 01480 413141 for more information.



A place to thrive

A safe, exciting and inspiring setting – where children want to learn and thrive – is at the heart of our community.

Learn

Ermine Street Church Academy opened in September 2016 and is the first of three new primary schools planned for Alconbury Weald. Its innovative Y-shaped design provides three separate wings for each of the key stages and the double-height vaulted roof assembly hall forms the central core of the building.

The school is designed to create a stimulating and supportive environment where all pupils develop a love of learning.

It delivers:

- An inspirational new school building for three key stages.
- An organic, collaborative approach to the curriculum.
- Visionary leadership and excellent standards of teaching.

The school welcomes children from all backgrounds and abilities.

Ermine Street Church Academy is part of the Diocese of Ely Multi-Academy Trust, which has extensive knowledge, experience and expertise in delivering and maintaining high quality teaching and learning.

The school also hosts:

The Hangar Club – a before and after-school provision, with parents able to book sessions for their children from 7.45-8.40am and 3.20-6pm.

Jemima House Day Nursery – Alconbury Weald's first day nursery provides care for children from six weeks to five years of age, between 7.30am and 6pm, Monday to Friday, all-year round. The Nursery is part of the family-run and Ofsted 'Excellent' Mother Goose Corner Nursery in Huntingdon. For more information on Jemima House and/or to book a tour, please email or call Jo Whitmore: manager@jemima-house.co.uk 01480 276513.

Community Space

The school is at the heart of the new community and is available to use outside of school hours.

The community can use the Studio (a space similar in size to a classroom), the Main Hall (which can be divided into two smaller spaces), a kitchenette, a fully-equipped cookery room and office space. Existing users include the Brownies, a table tennis club, adult evening classes and fitness groups.

Want to know more?

- The school holds tours for prospective parents every Monday at 2pm and Friday at 10am. There is no need to book, you can just turn up.
- Viewing of the community rooms is available by appointment.
- Please call 01480 276510 if you have any questions or email: businessmanager@erminestreetca.org.uk.

erminestreetca.org.uk



Secondary education

A secondary school is planned for Alconbury Weald in the next few years, which will be run by the Diocese of Ely Multi Academy Trust (opening date will be confirmed by the end of 2017). In the meantime, Alconbury Weald is in the catchment area of Sawtry Village Academy, which offers a high-quality education and is committed to developing all students into successful, confident, responsible and employable citizens. Sawtry Village Academy is part of Cambridge Meridian Academies Trust.

Other secondary schools in the area include:

- Hinchingbrooke College
- St Peters School
- Kimbolton.

Further and higher education

The area has a rich choice of further and higher education, including:

- Cambridge Regional College (including both Cambridge and Huntingdon campuses)
- Peterborough Regional College
- The College of West Anglia
- West Anglia Training Association.

There are also a wealth of apprenticeship schemes being developed in the area – including with contractors working on the development of Alconbury Weald. 2018 will see the opening of the Alconbury Weald Skills Centre: iMET (see page 28).



A place to get together

We want new residents moving to Alconbury Weald to enjoy being part of a new, emerging community and from the moment you arrive there are community spaces and facilities for you to enjoy, as well as support and advice for all sorts of community activities.

Live



Want to know more?

01480 413141

steph.burton@urbanandcivic.com
alconbury-weald.co.uk/theclub

The Club Located at Alconbury Enterprise Campus, the Club is at the heart of the new residential and business community at Alconbury Weald. This building is home to The Gym and The Café and also has meeting and event space available for hire.

The Gym Operated by One Leisure, The Gym has the latest in high-tech equipment, personal training programmes, exercise and wellness classes – with something for everyone, whether you are a first-time gym user or an experienced athlete.

The Café This is a light, bright space where friends and work colleagues can meet, catch up over a coffee and enjoy lunch together. As well as sandwiches and salads, The Café also stocks a tempting range of cakes and pastries.

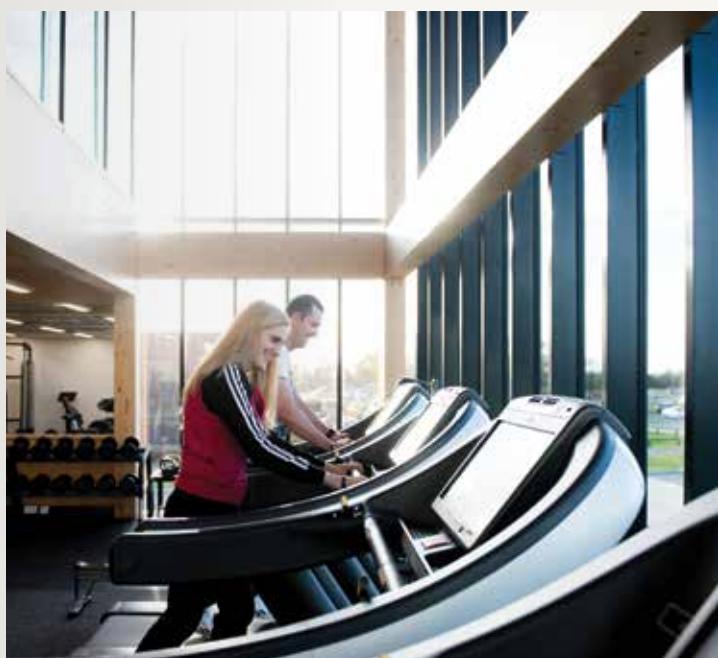
Community Park Neighbouring the primary school, the new community park features a multi-use games area, a skate park, picnic tables and allotments.

Swynford Stores The community shop is located by the Community Park and is a handy place to pick up your everyday essentials – so whether you need a pint of milk or fancy a latte on your way to work, this is the place for you.

Community facilities As well as facilities available to the community at Ermine Street Church Academy outside school hours, the refurbished listed Watch Office will be available in Spring 2018.

Green, open spaces Your new home is set in beautifully landscaped, open spaces, which will include over 700 acres (equivalent to nearly 350 football pitches) of woodland, parks and play areas as well as the Cricket Green, which will open in Summer 2019.

Health facilities Alconbury Weald will have its own health centre in the next few years. Until then, it comes under the care of Alconbury Doctor's Surgery. Find out more by calling 01480 890281 or visit: alconburybramptonsurgery.co.uk.



A place to discover

Your new home is ideally located to explore the surrounding rural villages, enjoy the hustle and bustle of nearby market towns and experience the vibrancy and versatility of major cities.

Explore



Cambridge

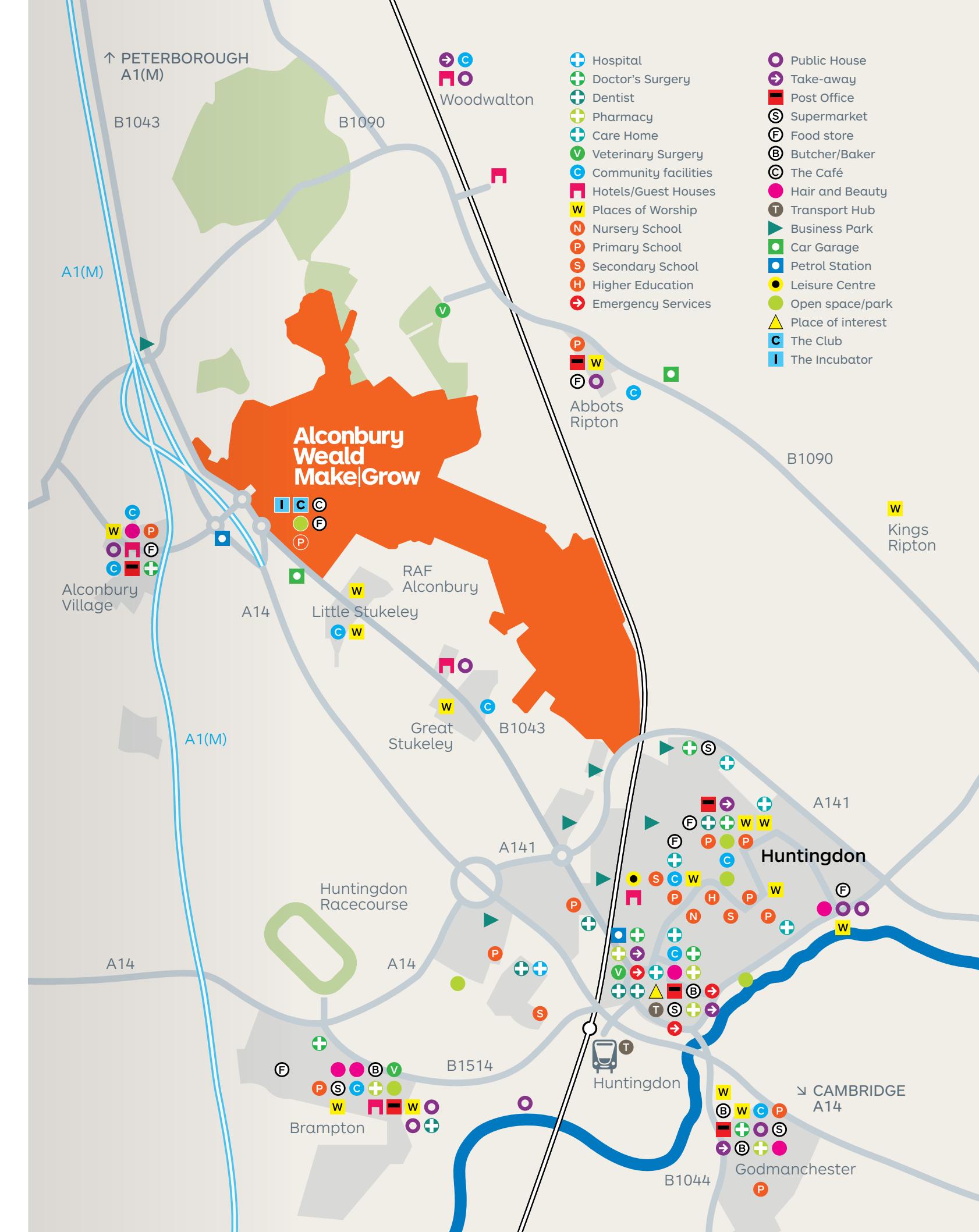


Watch Office

Alconbury Airfield played a central part in military operations over Europe, coming under the control of both British and American Air Forces in the Second World War and Cold War.

This heritage is reflected in the architectural design of the school and Enterprise Campus, and in the layout of key roads and parkways which echo the historic lines of the taxiways and maintain historic views cherished by pilots through the decades.

The listed buildings will be refurbished and become part of heritage areas that tell the story of the site. The first of these will be the World War II Watch Office (pictured) which is undergoing refurbishment to become a community space with a Memorial Garden in front of the building.



A place that connects

Your new home is in one of the best-connected locations in the UK.

At its heart, Alconbury Weald has been designed to encourage a healthy, sustainable lifestyle by creating walkable neighbourhoods, providing an extensive network of safe, well-lit cycleways and investing in easily accessible, reliable public transport.

Careful consideration has also been given to car users with investment being made in road safety and improved traffic flows on local roads as well as increased capacity on the A14.

With Cambridge Airport and London Stansted Airport less than an hour away, Alconbury Weald isn't just well connected locally and regionally, but also nationally and internationally.

Key elements include:

- A bus stop within easy walking distance of the first new homes
- Free Stagecoach Smartcard for one month's free travel for new residents
- On the Guided Bus route B and with plans for its own prioritised bus link as part of the Cambridgeshire Guided Busway
- Nearest train station is 15 minutes away in Huntingdon
- Alconbury Weald rail station planned as part of a £22 billion investment in East Coast Mainline
- Car share forums being established
- Green Travel Plan to help businesses on site minimise car use by their workforce.

Getting around

A dedicated website for Alconbury Weald residents has been set up to help you explore your new area as easily as possible. With real-time information on all public transport travelling to and from Alconbury Weald, the website also offers information on cycle-ways and footpaths, a car-sharing scheme and links to local resources all designed to help you get from A to B.

travelalconburyweald.co.uk

Travel
Alconbury
Weald

Connect



Car

Alconbury Weald is well connected to the local and strategic road network. £1.8 billion is being invested into the A14 and with upgrade plans for the A1, those connections are getting stronger. We are working with local authorities and Highways England to invest in road safety, improve traffic flows on local roads and support investment across the local network.

At the same time, we are committed to supporting new residents to use more sustainable transport options wherever possible and to car-share – especially for commuting – where this is not an option.

Consider sharing your journey

To help minimise the number of car journeys in and around Alconbury Weald, we are encouraging new residents to sign up for car sharing, especially for regular journeys such as to and from work.

CamShare is a free service that matches those who live, work and travel in and around Cambridgeshire with potential travel partners: as a driver or passenger (or both).

camshare.liftshare.com



Significant investment is being made to ensure public transport is an accessible, reliable and viable option for Alconbury Weald residents.

Bus

To help familiarise you with the local bus service, we are giving new residents one month of free bus travel.

From the bus stop on Ermine Street, a short stroll from Ermine Street Church Academy, you can catch the Cambridgeshire Guided Busway Service B to Peterborough or Huntingdon, St Ives and Cambridge (direct bus – no need to change).

Approximate journey times

Huntingdon train station	10 minutes
Huntingdon bus station	15 minutes
St Ives	30 minutes
Peterborough	45 minutes
Central Cambridge	1 hour 20 minutes

The bus route is due to come through Alconbury Weald in the next couple of years, with bus stops being delivered as more new homes are built and occupied.

The 46A bus service, run by Huntingdon Association for Community Transport, also operates along Ermine Street and connects with Huntingdon bus station, Alconbury village and Stilton.

Train

Huntingdon has fast, regular train services to London, St Neots and Peterborough. By using railcards, travelling at off-peak times or booking in advance, you can save money on your rail journey.

The National Rail website provides a journey planner that gives you train times, fares information and lets you track trains in real time: nationalrail.co.uk.

Approximate journey times

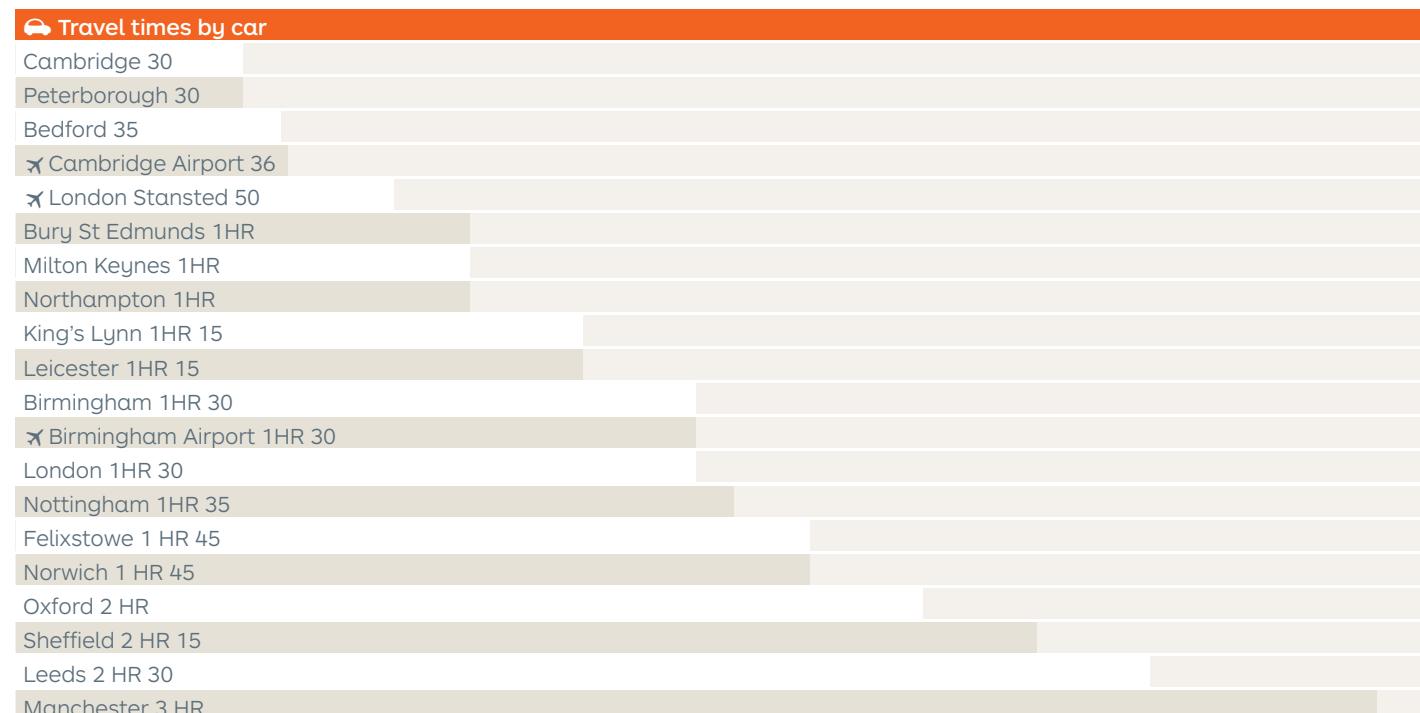
St Neots	7 minutes
Peterborough	17 minutes
London (King's Cross)	1 hour 5 minutes

Huntingdon railway station is less than 6km from Alconbury Weald and a 10 minutes bus journey on the Busway B service, which stops just outside the station.

Alternatively, it would take you approximately 25 minutes to cycle to Huntingdon train station and secure, sheltered cycle parking is provided free of charge there.

Car parking is available at Huntingdon Station for £5.80 per day – which of course could be less if you have a car share partner.

Land has been set aside for an Alconbury Weald train station, which is planned as part of a £22billion investment in the East Coast Mainline.



**Travel
Alconbury
Weald**

travelalconburyweald.co.uk

A place for enterprise

Your new home sits alongside the growing Alconbury Enterprise Campus.



New office building, coming forward next to the Incubator

Make

The government-backed Enterprise Zone sits in the middle of three significant business and technology hubs: the global innovation centre of Cambridge; the industrial heartland of Peterborough and the Midlands; and the high-tech manufacturing in Huntingdonshire.

Businesses at the Campus are expected to employ around 8,000 people and our jobs brokerage – EDGE – can help you secure a role with a short and scenic commute.

The Campus includes:

The Club, meeting and event space, a café and gym – open for residents to use.

The Incubator, the first flagship building offering flexible and inspiring space to start-up and small businesses.

Small Business Centre, a second office building offering flexible accommodation for small businesses.

MMUK and MM Flowers is part of the global AMC group. They are one of the leading suppliers of citrus fruit and grapes to major supermarkets in the UK and Europe, and will employ up to 400 people. Their main focus for the Alconbury Weald plant will be hand-tied bouquets which are sold through high street stores and supermarkets in the UK.

IKO, Canadian family-run company manufacturing waterproofing, roofing and insulation products, are set to move into Alconbury Weald at the end of 2017. The new facility will create up to 140 new jobs across the organisation from administration to R&D and engineering.

John Adams Leisure, the Huntingdonshire based toy and games distributor will move onto the Campus in early 2018. The company sell well-known brands including Rubik's Cube, Tiny Tears and Fuzzy Felt.

A Mid-Tech cluster under development, which will provide flexible space for office, manufacturing and R&D.

iMET Skills Centre opens in Summer 2018 and is a specialist training facility for businesses on the Campus and in the wider Huntingdonshire area.

Alconbury Enterprise Campus Phase 1

- A** The Club
- B** The Incubator
- C** Small Business Centre
- D** iMET
- E** John Adams Leisure
- F** MMUK
- G** IKO



A place to train and develop your skills

Alconbury Weald will have a dedicated skills centre for businesses in the Enterprise Campus and the wider Huntingdonshire area.

iMET is a new training facility that will deliver advanced technical skills in manufacturing, engineering and technology, focusing on innovation and developing the skills identified by those businesses.

Funded by the Greater Cambridge Greater Peterborough Enterprise Partnership (the LEP), and anchored by Cambridge Regional College, iMET will work with employers and employees offering specialist support to meet industry needs in the right way for your business.

Want to know more?

hello@imet.co.uk | imet.co.uk



EDGE: Jobs and skills for business and people

Alongside iMET, EDGE is a unique partnership which brings together local businesses, jobseekers, training providers and schools. EDGE works with local companies who need to recruit or upskill people to get them the right training and find the skilled people they need. Through working with local people and partners to promote the opportunities, and supporting people with advice and training, EDGE seeks to match those opportunities with local people to find them sustainable and rewarding jobs with local companies.

EDGE achievements to date include developing bespoke apprenticeship schemes with local businesses; recruiting long-term unemployed people into construction and landscaping jobs in the Alconbury Weald development; and running successful recruitment drives for companies on the Enterprise Campus including MMUK, IKO and for The Café.

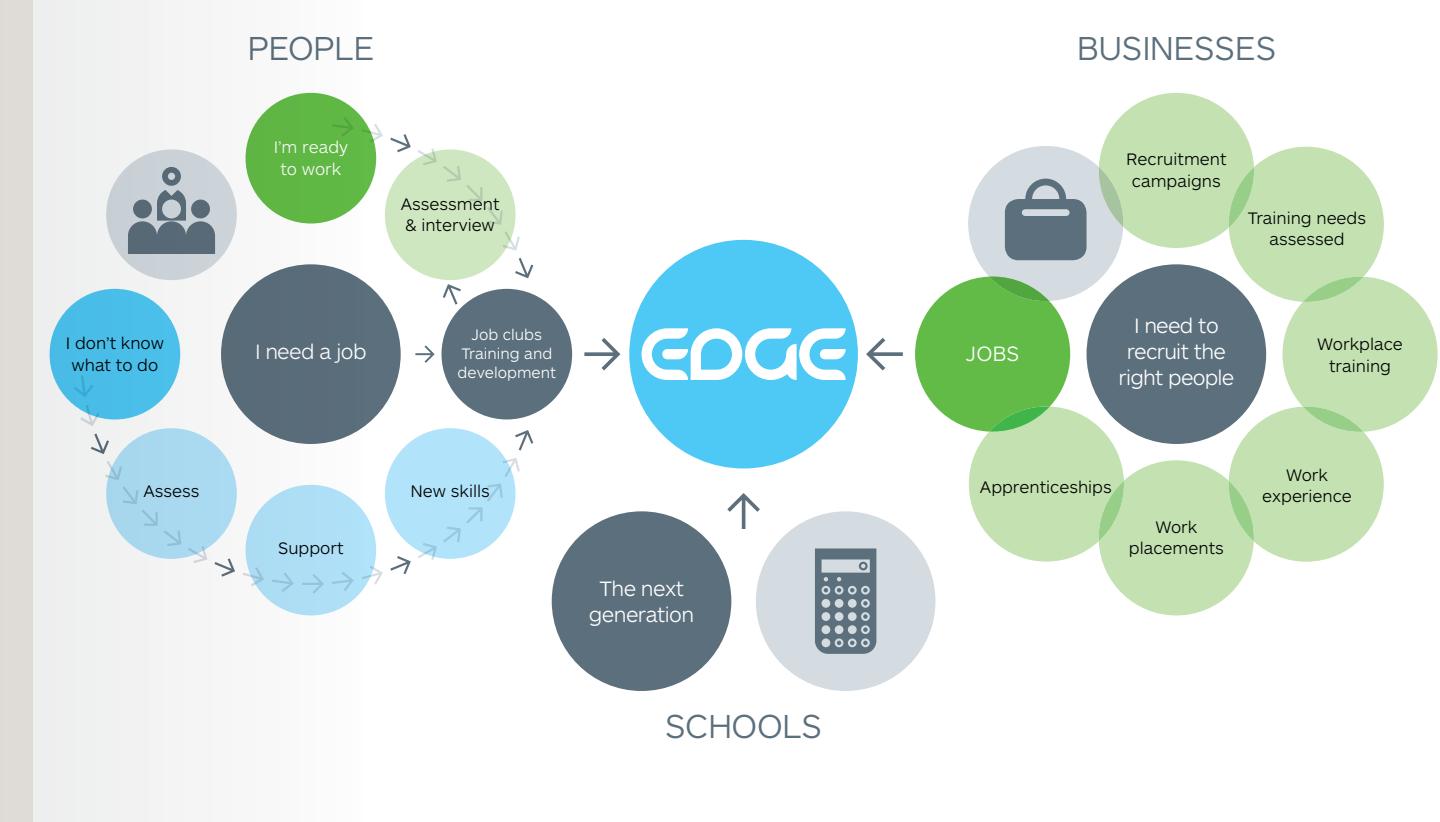
The team also work with local schools to support awareness of career opportunities across the area and prepare young people for the world of work. They host a variety of events throughout the year including the annual Huntingdonshire Careers Fair which involves over 700 students and 70 companies each year.

Want to know more?

Every Wednesday from 10.00am to 4.00pm at St Benedict's Court, Huntingdon PE29 3PN (next to Waitrose and opposite the car park entrance).

01480 435 654
info@sharperskills.co.uk

To view current vacancies visit sharperskills.co.uk/jobs.html



A place to grow together



Moving into Alconbury Weald is a great way to invest in you and your family's future. You are joining us at the start of an exciting journey and we are committed to making this one of the best-loved and most desirable locations to live, work and experience life in Cambridgeshire and beyond.

Urban&Civic has a team based at the Club who will be working to ensure the high standards achieved from the outset are consistent throughout the whole development. Significant investment has gone into ensuring the site is sustainably prepared, with landscaping prioritised so new residents do not have to wait long to fully enjoy the lifestyle you want.

That care and attention continues from the first tree to the last brick and beyond: with an estate management team in place to ensure long term management of the landscape, community buildings, ponds and waterways.

Alconbury Weald is a flagship project for master developer Urban&Civic, which has provided us with the rare opportunity to transform not only the way the development comes forward but also how it integrates and enhances the area around it: from infrastructure and public transport links,

to extensive landscaping and green spaces, to long term skills and career opportunities. We're laying the foundations for new communities to flourish.

Sustainability lies at the heart of this project. As well as ensuring the reuse and recycling of materials wherever possible during remediation, site preparation and construction, we are also using natural resources, green energy production and careful water management across the site.

Quality of place, landscape setting and inspiring civic buildings are at the heart of our approach, coupled with long term management of development sites. We directly support and facilitate active community development and engagement from our first day on site, throughout the planning and development process and into long term sustainable management of green space and community facilities. For us these are fundamental to supporting communities to thrive.

For more information about Urban&Civic visit urbanandcivic.com



Home Alconbury Weald

Urban&Civic

Urban&Civic

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