

# MakeNews

## Green light for the next phase



**First phase moves forward for Grange Farm North**

**Alconbury Weald travel update: survey results**

**2020: a year at Alconbury Weald reviewed**

**Campus update: County Council HQ nears completion**



# Hello

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**Hello and welcome to our Winter 2020/21 newsletter, which provides an update on the latest developments at Alconbury Weald.**

Despite the challenges presented by Coronavirus and the Government restrictions to help reduce the spread of the virus, Alconbury Weald continues to flourish and our update includes information on: the new community facilities coming forward as part of the first phase of development – The Pavilion, The Glade and Garland Park; Key Phase 1 extension, which will deliver the next 1,000 homes and the Education Campus with a new secondary school and special school; and the start of Phase 2, Grange Farm North.

Transport and infrastructure are important parts of any new development and work is moving forward on the Southern Gateway to Alconbury Weald, which will connect the site directly to the A141 and Huntingdon. We have also been working with the Parish Council and County Council on traffic calming improvements and speed reductions along Ermine Street, and looking at the results of the 2020 Travel Survey to help improve sustainable choices for people travelling to and from Alconbury Weald.

Since the first residents moved in to Alconbury Weald over four years ago, over 470 houses are now occupied, and our community continues to pull together and thrive despite the challenges presented by the pandemic. Our *Year in Review* provides some of our highlights from 2020, including Summer Saturdays, Halloweald and our Christmas advent calendar. Our weekly food trucks also continue to prove incredibly popular.

Housebuilding has continued, with all contractors adapting working practices to meet new health and safety guidelines. As well as providing updates from the housebuilders, we have case studies from some of our residents who are enjoying life at the Weald.

Ermine Street Church Academy has done a fantastic job during the Coronavirus pandemic and we caught up with Ali Machin, Deputy Head, to see how the children, parents and staff have risen to the challenge. We've also been finding out more about DEMAT's plans for Alconbury Weald Church Academy, the new secondary school and Spring Common Academy Trust's plans for the new special school, Prestley Wood Academy.

Although many businesses have struggled due to the pandemic and lockdown restrictions, we've had positive news and seen businesses move into and expand in the Incubator buildings in the Campus and the new County Council HQ is on schedule to open in late Summer 2021.

We have also been working with Target Apprenticeships and EDGE (the jobs brokerage service) to support local people looking for jobs. EDGE will be hitting the road in 2021, so its services are more accessible to people living in the district.

We hope you enjoy this edition of the newsletter and welcome your thoughts for future articles.

With very best wishes  
Becca



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# Alconbury Weald Stories

In 2020, we launched a new podcast series that explores Alconbury Weald.



In the first episode, BBC's Mike Dilger discovers the fascinating ecology of Alconbury Weald. With 45% of land coming forward as green spaces – both through the preservation and enhancement of existing habitats and new ones being created – Alconbury Weald has been designed to achieve a net gain of biodiversity through each phase and across the whole development.

Residents can enjoy close proximity to nature with easy access to pocket parks, play areas and dipping ponds, with plenty of room to explore, play and relax. The podcast also introduces the McDonald family, among the first residents at Alconbury Weald, who take listeners with them on a journey around *Wild Weald*.

The second episode, presented by archaeologist and Channel 5 broadcaster Raksha Dave, explores the area's fascinating heritage – from the Bronze Age to the Cold War. The heritage podcast offers interesting insights from: Malcolm, an Alconbury Weald resident who was stationed at RAF Alconbury in 1985; landscape architect Joanne John who explains how the site's heritage has informed the landscape design; and archaeologist Clemency Cooper, who draws the listeners' attention to Alconbury Weald's fascinating history during the Iron Age, early Roman period and medieval times.

Download the episodes at: [www.alconbury-weald.co.uk/podcast/](http://www.alconbury-weald.co.uk/podcast/)



# Green light for next phase of Alconbury Weald

## Key Phase 1 extension

### Next 1,000 homes and secondary school move into delivery

The extension to the first key phase of development at Alconbury Weald was approved by Huntingdonshire District Council in November 2020. It will include an Education Campus with a secondary school and special school, the next 1,000 homes, shops and employment space as well as parks and open spaces.

The extension will sit east of the existing phase of homes and cover land up to the central part of the historic Cold War runway, which will in time become a large strategic park running through the centre of the development and connecting to the planned 150 acre Country Park.

Work has already started to prepare the area and consent has also been secured to start to put in place the infrastructure to support the homes. This includes water, power and broadband as well as extensive networks of safe walking and cycle routes, and road and bus ways to support effective pick-up and drop-off around the school.

This work continues in conjunction with the mobilisation of the design and build teams that are working up plans for the secondary and special schools, which will be run by the Diocese of Ely Multi Academy Trust and Spring Common Academy Trust respectively. Planning applications for these are expected in the Summer (see page 27 for more information).

We have also been working with housebuilders to progress planning applications for the 1,000 homes around the Education Campus, with planning applications expected to be submitted by them over the next few weeks.

Go to [www.alconbury-weald.co.uk/news](http://www.alconbury-weald.co.uk/news) to find out more and keep up to date with the latest news from Alconbury Weald.

## The Pavilion

**Work is progressing well on the new cricket pavilion and community centre at the heart of the first phase of Alconbury Weald.**

Due to be completed in Spring 2021, The Pavilion has an anchor use as a cricket pavilion, with social space for functions and events overlooking the pitch. The building draws on traditional approaches in the local area but has a modern design and light and airy feel in keeping with Alconbury Weald's public buildings.

The single storey building was designed with extensive input from Cricket East and has a players' lobby, club room, changing rooms and physiotherapy rooms, which can also be used for health support for the new community. The Pavilion will also provide a flexible community hall, kitchens and toilets, and include an office for the development's Communities Team.

Cricket East has already supported a number of training and community sessions – including the Big Summer Bash in July 2019, which saw Sir John Major 'christen' the ground with an inaugural match for local residents.



We will continue to work with Cricket East to plan more events when the Covid-19 restrictions lift, so everyone can enjoy this fantastic new community facility.

The Pavilion is being constructed by long established, Cambridge-based company, Coulson Building Group, which recruits and trains people from the local area.

Tom Gillard, Senior Manager at Coulson Building Group, said: "We're pleased that Urban&Civic has chosen our company to help deliver this ambitious project, which will bring benefits not only to those living at Alconbury Weald, but the local community as a whole."



CGI of The Pavilion

### Community spaces

We want to know what type of events and activities residents want to see at Alconbury Weald. If you have ideas or want to get involved, please email Natalie Leigh-Brown: [natalie.leigh-brown@urbanandcivic.com](mailto:natalie.leigh-brown@urbanandcivic.com)

**Our company has worked in the area for 136 years and the team is proud to be a part of something that will create long-term value for thousands of individuals and families living at the development or nearby.**

**Tom Gillard** Senior Manager at Coulson Building Group



**We feel the facilities in The Glade will complement those we already have and become an important part of the community going forward.**

**Rachel Arnold** Communications, Communities & Partnerships, Urban&Civic



## The Glade

After a series of discussions with residents and operators, designs are now coming to fruition for the new community area, The Glade, which will create a new centre within the first phase of Alconbury Weald.

The Glade will bring together some key facilities and spaces for people living, working or visiting Alconbury Weald, at the heart of this phase of the development. With access from the Boulevard, it will extend the cluster of community facilities and amenities at the Club, the Pavilion and the Watch Office and provide a shop, a nursery and a flexible working hub as well as lots of green space to enjoy.

The Co-op will establish a convenience store in the main building and Mother Goose – who run Jemima House, the existing provision in the primary school – will be delivering a second nursery to provide spaces for the growing community.

The designs also include a cycle hire hub as part of a central plaza, which will include attractive outdoor space with seating and landscaping between the buildings coming forward. This will also connect with green space, which will provide flexible areas for play and picnics, as well as events such as pop-up cinema and theatre productions. Also included will be seating, incidental mown footpaths through wild-flowers and over 100 new trees.

Rachel Arnold, Communities and Partnerships for Urban&Civic, said: "We have spoken about these plans at a few community events and tested a number of designs and locations with people to get everything right and create a real hub for the community."

"Before the plans are finalised and submitted later in the Spring, the team want to ensure residents and neighbours of Alconbury Weald have their say, and so we are trialling a new online consultation approach to share the latest details and gather feedback. This will then be drawn into the final plans submitted for formal consultation with the community and key partners."

Rachel added: "Whilst we would normally be holding an exhibition and events around the plans for the Glade, we simply can't do that at the moment within the Covid-19 guidance. But this is such an important area for people to think about and get involved in, we wanted to find a way to test the plans and engage people with what they want to see in the future."

Urban&Civic is using a community consultation platform called *Give My View* which will ask the community to provide their thoughts and priorities for the new community space. As part of the platform, and to encourage people to take part, the consultation will also support three local charities, dividing up a £2,000 pot.

After each member of the community has completed the online poll, they are given a choice of charities to support: MAGPAS Air Ambulance, Huntingdonshire Community Group and Friends of Ermine Street Church Academy School, with the donations then reflecting the votes cast.

Early CGI of potential layout for The Glade



### Give your view

Help shape the designs for a brand-new community area at Alconbury Weald: [www.givemyview.com/thegladeaw/polls](http://www.givemyview.com/thegladeaw/polls)  
Please respond by 8 March.

# Garland Park

Garland Park will provide landscaped green space along the route of one of the airfield's former taxiways, connecting Ermine Street Church Academy to the top of the Glade local centre. It will include a variety of multi-functional green spaces, with areas for recreation and play along this safe pedestrian and cyclist priority route.



## Phase 1

Opened Spring/Summer 2020

The first section of Garland Park goes from Ermine Street Church Academy to the northern boundary of Hopkins Homes' first housing parcel. It includes:

- Tree planting: 35 new trees, including a large London Plane tree
- Hedgerows: 130m of new hornbeam hedgerow
- Games area: two freestanding concrete table tennis tables for community use
- Play park: with wooden play equipment, slide, seating and picnic benches
- Green area with play space and features such as jumping blocks, net climbing, swings, slide and play boulders as well as picnic benches and seating.

## Phase 2

Completion Spring 2022

The second section will run through the middle of the Morris Homes' housing parcel and provide landscaped spaces for relaxing and play within a community orchard, which will have 24 apple trees, including a number of the local Huntingdon Codlins.

It will include timber log seating areas and picnic tables for community use; an informal play trail and green space for play opportunities; black stained timber pergola to support climbing plants; and an open grass area with a large feature tree, which is likely to be a Cappadocian Maple – a specimen with red foliage that will act as a focal point and landmark along Garland Park.

## Phase 3

Completion Autumn/Winter 2025

The final section, which lies to the east of Parcel 7 and Hopkins' second housing parcel, will complete the connection up to the local centre. It will include a community orchard, new play area, tree planting, hedgerows, ornamental and shrub planting, wild-flowers, seating and amenity space.



## Get involved

- As each phase progresses, we will continue to ask for thoughts and input to help shape the design, and to ensure the outdoor space and facilities deliver what people want and need.



# Key Phase 1 extension: site preparation works

To get the ground ready for the next phase of homes and the new Education Campus, the team has been busy carrying out demolition and site preparation works.

The works, which started in August 2020, included the demolition and removal of around 20 buildings of varying sizes – from hangars and storage buildings to small substations that needed to be taken down.

Hardstanding also needed to be lifted from small internal roads and the taxiway for the runway. All the material taken up from this hardstanding will be kept on site, recycled and used in future works, which will save approximately 3–4,000 HGV trips from having to go onto the local road network and thousands of tonnes going into waste. This approach is part of Urban&Civic’s commitment to recycling 98% of materials from the brownfield site, as part of its sustainability strategy.

Scott Edwards, Project Manager at Urban&Civic who oversaw the works, said: “The range of work varies from quite careful and detailed removal of fixtures and fittings, to some hefty machinery helping to lift the hardstanding. The work can be quite noisy, so we used a modern Arrow Breaker – a remote controlled machine with a 7 tonne guillotine at the front – to break up the concrete hardstanding. This was a much quicker and quieter process than the traditional method,

which would have full days of hammering noise, and helped minimise any impact on the homes and businesses around. We are really grateful for everyone’s patience while the work goes on and we are through the worst of it now. The final works should be completed by the end of February 2021.”

The team will then start putting in the infrastructure for the next phase and carrying out the earthworks to prepare the ground for the education campus. They will also be putting in the ditches and ponds required for the sustainable drainage system.

If you have any queries about these works, please email [alconbury@urbanandcivic.com](mailto:alconbury@urbanandcivic.com) or call 01480 413141.



You can see a video of the work undertaken on the Alconbury Weald website: [www.alconbury-weald/news](http://www.alconbury-weald/news)



We are really grateful for everyone’s patience while the work goes on and we are through the worst of it now. The final works should be completed by the end of February 2021.

Scott Edwards Project Manager, Urban&Civic



## Care and conservation

Alconbury Weald has a commitment to ensuring the history of the site is fully recorded, and important aspects preserved and brought into the future development as part of its heritage strategy. Photographs were taken of all the buildings in the Key Phase 1 extension and these are catalogued with any old plans or details about historic uses of the buildings and area.

One of the walls in Building 520 – an old aircraft hangar where helicopters were maintained – depicted wall art left behind by the 21st Special Operation Squadron, who were based at RAF Alconbury in the 1990s with their distinctive Pave Low helicopters – captured in the artwork.

The work on this is supported by the Airfield Research Group, the on-site charity which supports Urban&Civic with historical research, recording and analysis.

Jeff Hawley, from the Airfield Research Group, said: “Some of the most incidental items and artwork left behind can provide a rich sense of the activity and pride of those based here. We continue to work with Urban&Civic to preserve items such as this to ensure we can tell the history of the site in the future.”

The detailed work was carried out by Conservation experts Cliveden, who had to carefully cut the blockwork wall around the artwork whilst both protecting the artwork from damage and supporting the wall structure. Cliveden built a bespoke frame on site to lift out and transport the wall in one piece so that it could be stored for future use as part of Alconbury Weald’s heritage areas.

Rebecca Britton added: “We’re grateful to the Airfield Research Group and Cliveden Conservation for their

expertise in recording, and helping us conserve important features such as this wall art. Not only do they capture an interesting part of the history, but they create a powerful connection with the individual crews who served here.”



# Grange Farm North

In June 2019, Urban&Civic submitted plans to take forward the planned Country Park together with the delivery of up to 1,500 homes on the Grange Farm area of Alconbury Weald.

The planning applications form the second phase of Alconbury Weald, but have been delayed by ongoing studies being undertaken by the Cambridgeshire and Peterborough Combined Authority assessing the potential realigned A141 to provide a new northern ring road to Huntingdon.

Urban&Civic has been working with partners to ensure a joined-up approach to transport planning, both around the realigned A141, the Cambridge Autonomous Metro (CAM) and the rail station which will create a significant sustainable transport hub to the eastern side of the development. This will support the main public transport spine through the development, connecting the CAM to local bus services, cycle connections and walking routes around Alconbury Weald.

While the timings and technical details are being worked up by the Combined Authority, Urban&Civic is progressing a revised phased approach to the Grange Farm and Country Park applications. This would enable work to start on the first phase of 750 homes planned for the area of Grange Farm unaffected by the potential new A141 road. It would crucially still enable early delivery of the first phases of the Country Park, as well as deliver the Southern Gateway that will connect Alconbury Weald directly to the existing A141 and Huntingdon.

Joe Dawson, Senior Development Manager for Urban&Civic, said: "This approach does not change the overall plans but enables us to continue momentum on the development while the details are refined for the realigned A141. Once we know the exact route and the detailed designs, we can see if we need to do any updating design work on the southern section of Grange Farm. Crucially it means we can begin work to connect the development directly to Huntingdon and start early delivery of the 150 acre (60 hectare) Country Park, which will benefit not just Alconbury Weald residents but the wider area. The past few months have clearly shown we all need more accessible green space on our doorsteps!"



The Country Park is a key part of the vision for creating an attractive, healthy and sustainable Alconbury Weald.

Joe Dawson Senior Development Manager, Urban&Civic

View of the Primary School



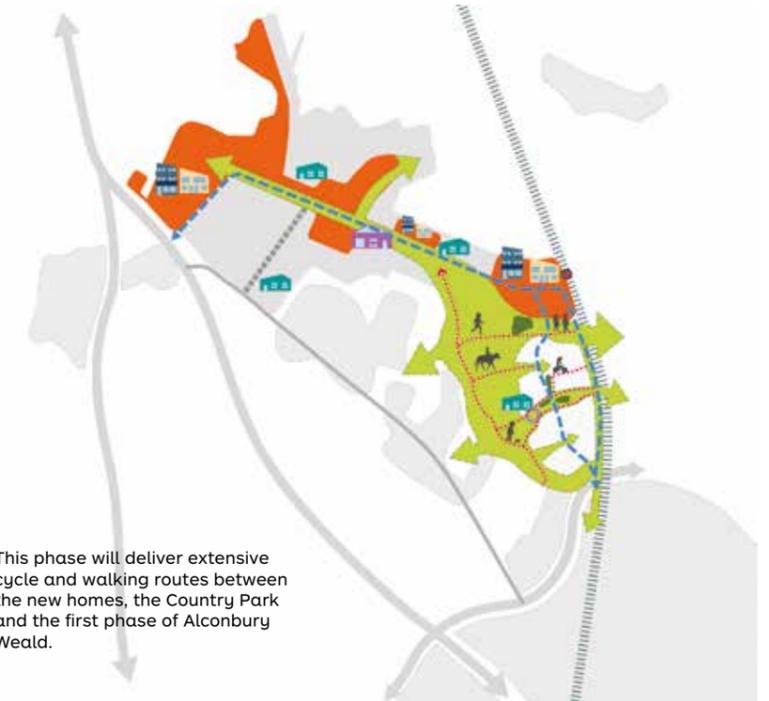
The updated approach includes:

- 750 homes
- a new Primary School incorporating early years provision
- just under 7 acres (3 hectares) of sports pitches (within the Country Park)
- up to 2,000 sqm of retail/cafe and community space
- around 30% green space within the residential area.

The early delivery of the Country Park will focus on enhancing Prestley Wood, significant early tree planting and beginning the transformation of the northern area of Grange Farm – from intensively farmed land to nature-focused grassland and woodland.

Between them, the development programmes will also enable the start of a significant investment in leisure routes for walking, cycling and horseriding, which has been developed through workshops with the County and District Council and input from local riding groups.

Joe added: "The Country Park will not be delivered overnight, but by getting started early we hope it can start to rewild and grow alongside the development. Working with and enhancing the existing Rights of Way, and protecting and enhancing Prestley Wood, is a really important part of the vision local partners share to create an important green lung for the north of Huntingdon."



This phase will deliver extensive cycle and walking routes between the new homes, the Country Park and the first phase of Alconbury Weald.

The updated application will be re-submitted in the next few weeks and the full details will be available at Huntingdonshire District Council's planning portal: [www.huntingdonshire.gov.uk/planning/](http://www.huntingdonshire.gov.uk/planning/)

A printed copy will be available at The Club, Alconbury Weald (by appointment).

# Southern Gateway secures approval

The Southern Gateway to Alconbury Weald has been an important part of the vision from the start.

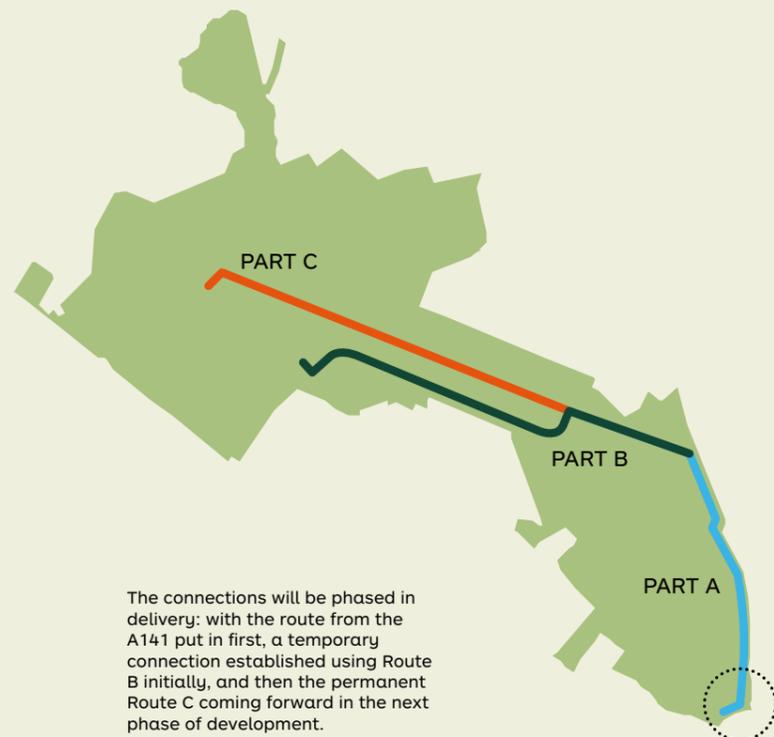
It will connect the development directly to the A141 and the town of Huntingdon and enable the wider area to access the planned rail station. The connection is also part of protecting the Stukeleys and providing Alconbury Weald residents with purpose-built cycle and walking routes and quicker bus connections into town, and in time the route for the Cambridge Autonomous Metro (CAM).

While the initial designs submitted back in 2018 were to bring forward an innovative ‘through-about’ design that prioritised bus movements through a roundabout, our transport engineers have been working with the County Council to ensure the designs co-ordinate with the ongoing design work on the future A141 and investment in the CAM. The new design has now passed through its full review by the County Council team and we will be appointing contractors to implement the new arrangement.

Joe Dawson, Senior Development Manager for Urban&Civic, said: “We are so pleased that after so many months of reworking the designs we have an agreed design we can now implement. This is an important connection, not just for the new residents at Alconbury Weald but for the Stukeleys too, as it will take pressure away from Ermine Street. With the A1307 and new A14 as well, it is great to see some of the core bits of infrastructure coming forward as we move into the final section of the first phase and start to take forward the second phase of the development.

“Perhaps most importantly of all, this connection and the work coming forward in Grange Farm will open up important cycle connections for Alconbury Weald and in time support the CAM coming through as a central public transport spine for Alconbury Weald.”

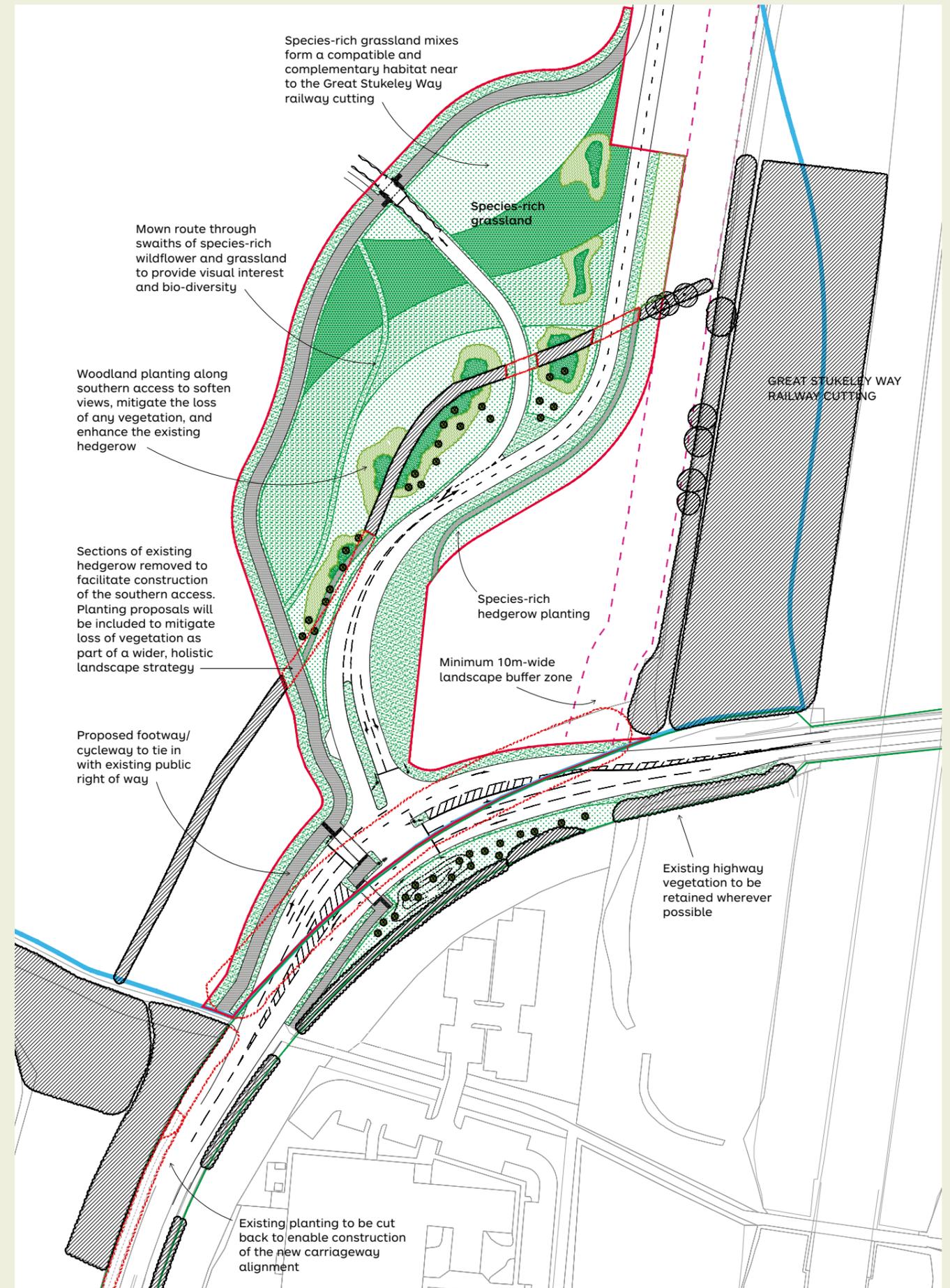
Routes from the Southern Gateway have also been designed to support the delivery of a rail station at Alconbury Weald and the Combined Authority, local councils and Urban&Civic continue to work with Network Rail, Department for Transport and Homes England to progress the additional station on the East Coast Mainline.



The connections will be phased in delivery: with the route from the A141 put in first, a temporary connection established using Route B initially, and then the permanent Route C coming forward in the next phase of development.

Southern Gateway Detail opposite

Southern Gateway landscape plan



# Ermine Street

## Traffic calming

Following the installation of the full scheme of environmental enhancements and traffic calming along Ermine Street in 2018, there have been a number of issues and concerns raised to the Parish Council, County Council and Urban&Civic. These have coincided with the formal post-implementation safety review that the County Council carry out, which recommended additional signage to be added along the scheme.

A Parish Council Working Group, the County Council Highways Safety Team and Urban&Civic have been in discussion to find the right balance, to ensure new signage is positioned in the right place, with the right wording, and in keeping with the village environment. At the same time, the Parish Council has progressed with Urban&Civic an amendment to the original design, where some of the existing speed cushions – which have caused some complaints – are replaced by raised tables that span the full width of the road.

These have the effect of ensuring all vehicles have to slow down to go onto the table via a 1.5m ramp, which is about 75mm high, and then come off the table 6 metres later. Two of the four being installed will also have uncontrolled pedestrian crossing features on them, to help connect residents living either side of the road, especially at Great Stukeley Village Hall and Little Stukeley Village Hall. As this is additional work to the original design, the Parish Council is paying for these additional enhancements.

With the initial works complete, and in time for the signs being installed, the group has also progressed a reduction of speed limits along the stretches from Huntingdon into the village. As part of these final works, Gateway Features will also be going in at the start and end of each village, along with additional signs that reflect the new speed limit changes.

The Gateway Features will be both an important village asset in welcoming people and urging them to drive carefully, and a reminder of the speed limits as people pass through.

Tim Close, a Parish Councillor on the Working Group, commented: “Following completion of the initial changes the Stukeleys Parish Council (SPC) received several complaints regarding the remodelled junctions either end of Church Way and Mill Road, some from those that live in the villages and others from those that use Ermine Street to access areas beyond. Accidents and near misses have been witnessed, reported and occurred on several occasions, thankfully with no serious injuries.

“Working through these points with the County Council Road Safety Team and the design team at Urban&Civic, SPC feel we now have the right plans in place to address these problems and look forward to seeing them put in place during the Spring and that these alterations will promote greater use of the A1307.”

Having worked in close partnership with the Parish Council and Urban&Civic, District Councillors for The Stukeleys – Sally Smith, Shaun Burton and Tom Sanderson – are delighted to see progress on the Ermine Street Works, scheduled to begin in the coming weeks.

Cllr Sally Smith said “We must give credit to our fellow District Councillor Shaun Burton, who has tirelessly worked to ensure the updated works progress following feedback from the Parish Council and residents of The Stukeleys. Shaun has been in regular contact with Highways and Urban&Civic and has liaised with all involved, ensuring that the most appropriate features are implemented to further enhance the traffic calming.”

Rebecca Britton, from Urban&Civic added: “We know this has been a long haul to get to this point, but with the safety recommendations and all of the feedback received from the villages, we hope that these additional measures will ensure that the scheme achieves its main aim, which is to give the village roads back to residents – prioritising their journeys; discouraging people from choosing it as a through route; and if they do, making sure they go slower and are respectful of the villages.

“With the completion of the works to the A14, and the development of the A1307 as the local route to Huntingdon and Cambridge, and with the plans coming forward for the Southern Gateway from Alconbury Weald directly on to the A141, we hope that the villages will at last have a village road back, and protection from too much through traffic.”

The works are scheduled to take place in May and June, and are currently scheduled to start in Great Stukeley, then move on to Little Stukeley. A detailed programme will be shared in advance through the parish newsletter and the next edition of *MakeNews*.



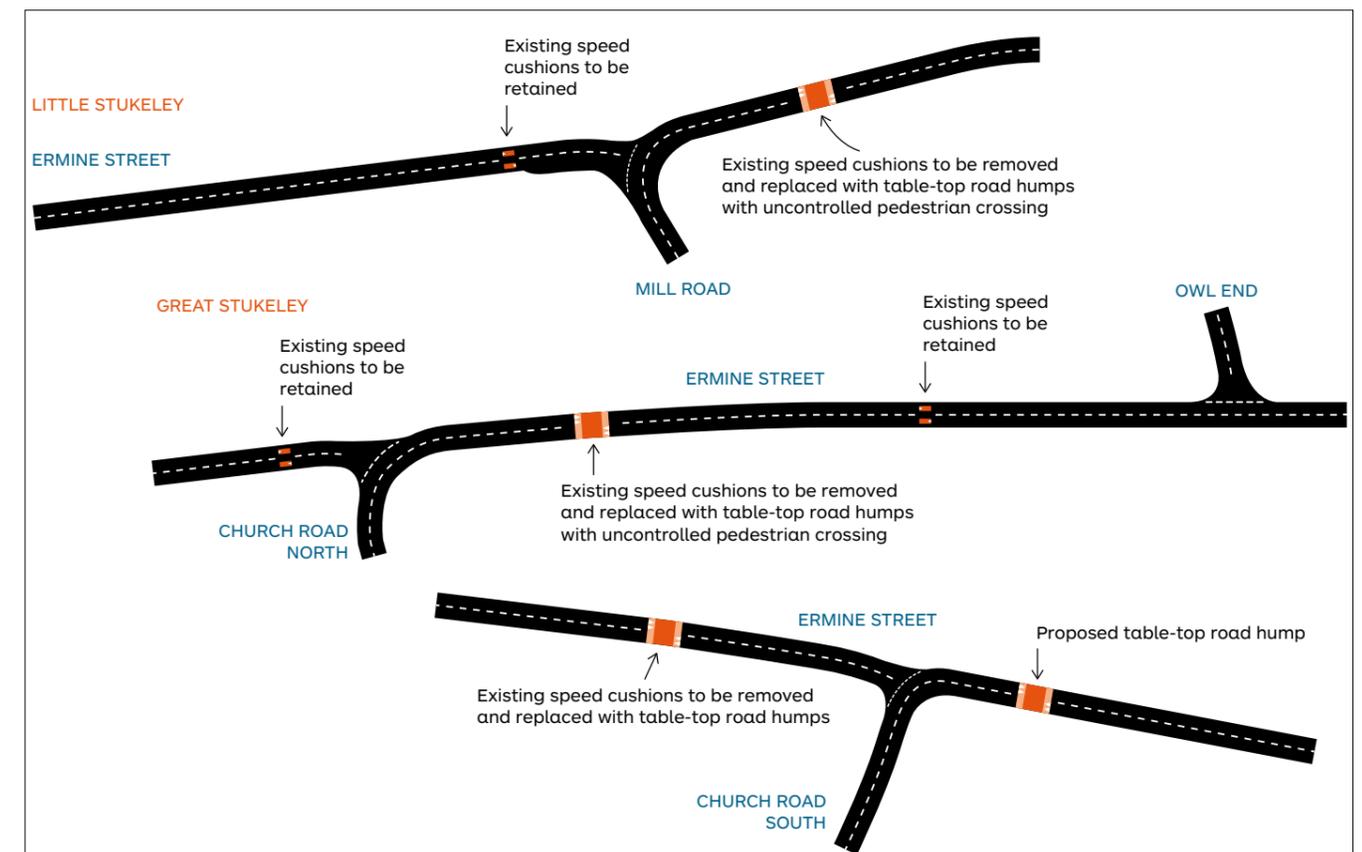
The Working Group will continue after this point to ensure the scheme is working properly, and it will also then continue to work through the second phase of the works, which includes the installation of cycle lanes.

Works include:

- four road humps – raised tables that span the full width of the road
- two (uncontrolled) pedestrian crossings – tactile paving at either side to aid the visually impaired
- Gateway Features at the start and end of each village
- signs to prevent turning down Church Road
- new 40mph speed limit from Huntingdon and 30mph from Green End.

A summary of works is provided below.

For a full technical drawing of the plans, please visit the website at [www.alconbury-weald.co.uk/news](http://www.alconbury-weald.co.uk/news)



# Travel update



Alconbury Weald is aiming to become a truly sustainable community: that's partly about putting in place the right infrastructure and services for people to lead low carbon lives as the development rolls out, and creating a culture where people choose low carbon travel options. The development's *Sustainable Travel Plan* aims to minimise the use of cars, increase the use of public transport and cycling, and reduce any associated environmental impacts on the local and wider area.

**We asked Polly Williams, Smart Journeys Project Manager, who is helping implement the Travel Plan for Alconbury Weald, to explain what is involved.**

The Travel Plan for Alconbury Weald is a dynamic living document that outlines a package of appropriate measures aimed to encourage more sustainable travel, with an emphasis on reducing single occupancy car use.

The main objectives are to:

- improve the health of residents and visitors through increased walking and cycling.
- reduce congestion by implementing strategies that encourage alternative forms of transport rather than car usage.
- decrease pollutants from vehicles and create a cleaner environment.
- ensure all activities promote social engagement and involve, inform and empower all residents to make the right choices for them.

**How are you involved? What is your role?**

We know that the most effective times to change a behaviour is when an individual is going through a big change in their life – whether that's a relationship, change of job or moving to a new house.

This knowledge puts us in a strong position to encourage people moving to Alconbury Weald to consider switching travel methods as they adjust to life in their new homes and establish new travel routines.

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 initiatives that encourage positive behaviour change.

We will be working with residents, workplaces and the school to offer support and provide the tools needed to ensure that sustainable modes of travel are maximised. We will also be monitoring progress through our annual Travel Survey to ensure we are working towards achieving our targets and goals.

**Why do you think this is important?**

46% of all car trips in the UK are less than two miles, yet we live in a society where we are dependent on the car! 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.

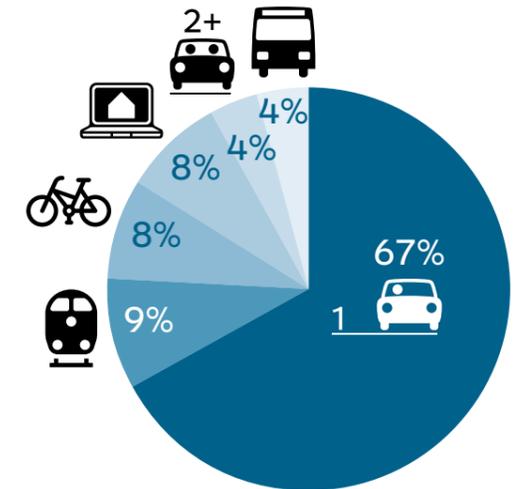


## Travel Survey 2020

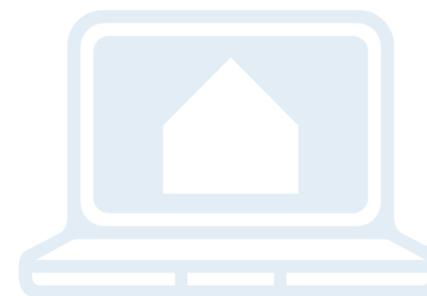
Last year, due to Coronavirus, many normal travel behaviours and choices were different. While we carried out the Travel Survey as usual, all results have been analysed with that in mind. For example we weren't surprised to see more people based at Alconbury Enterprise Campus working from home or driving alone. The residential survey was slightly more surprising as only 8% of respondents were working from home, but we believe this is due to the high number of our residents who are key workers.

We will be monitoring the situation as a Covid-19 vaccine is rolled out and considering what the future may look like post-pandemic and how to prepare for this change. The feedback received from the Travel Survey will enable us to develop a new action plan that recognises what change may look like and help us to improve sustainable choices for residents travelling to and from Alconbury Weald.

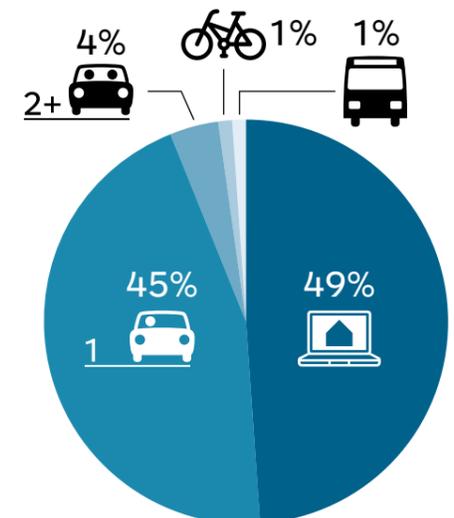
The primary modes of transport used by people living at Alconbury Weald to get to their workplace.



The primary mode of transport for people working at Alconbury Weald.



2+



**On your bike**

Last year, Smart Journeys rolled out a series of initiatives to encourage cycling in and around Alconbury Weald, and help break down some of the barriers people feel about cycling more. The team will be working with Urban&Civic as the development continues to roll out more cycle connections.

This includes:

- 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, signaling 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.

Polly Williams added: "It is encouraging that 31% of residents are cycling more since Covid-19 and we hope to be able to provide support and encouragement, so this positive trend continues."

Smart Journeys will be outside the Watch Office from 9.30am to 4.30pm every third Sunday to help residents get back on their bikes. Sessions need to be booked in advance by emailing [info@smartjourneys.co.uk](mailto:info@smartjourneys.co.uk)



**School safety**

We know the new bollards outside Ermine Street Church Academy have been causing some comment among local residents. They are a new initiative that Smart Journeys has been developing with the school. They are designed to encourage people to slow down as they drive past the school and to use the Park&Stride for dropping off/collecting, rather than parking along Swynford Road. The move comes ahead of planned yellow lines, which if approved by the County Council, will be installed in Spring 2021.

Polly from Smart Journeys said: "We've been doing a survey to make sure there are enough spaces in the Park&Stride and will continue to work with the school and residents to encourage more families to walk, cycle and scoot to school. For those who have to drive, we want to make sure they park considerately so everyone can stay safe. We need to keep working together to find the things that work best for Alconbury Weald, so please do keep the feedback coming."

If you want to find out more about the services Alconbury Weald's Sustainable Travel Plan offers for residents, then please contact Polly by emailing [info@smartjourneys.co.uk](mailto:info@smartjourneys.co.uk) or calling 01223 703280.

**Driving forward the Cambridgeshire Autonomous Metro**

A step forward for the Cambridgeshire Autonomous Metro (CAM) has been taken with the setting up of a dedicated company tasked with its delivery.

The Cambridgeshire & Peterborough Combined Authority, led by Mayor James Palmer, has established One CAM Limited to give the scheme the special focus and resource now needed to drive it forward. Such delivery companies are common with other major transport schemes, including East West Rail and Crossrail.

The CAM is one of the UK's biggest infrastructure schemes and aims to support the future growth of the region by building world class, future-proofed public transport. As well as providing fast, convenient, zero-emission journeys, the CAM will also help sustainably support much needed new housing and jobs, while also helping to protect the environment.

The CAM will serve Alconbury Weald with a route which will also connect Huntingdon and St Ives with Cambridge.

Other routes extend to St Neots, Mildenhall and Haverhill, linking settlements and employment sites across the region. It is anticipated that these regional routes will be connected via tunnels under Cambridge city centre.

The first appointment to the delivery company was the Board chair, Lord Robert Mair CBE, who is based in Cambridge and is one of the world's most renowned tunnel engineers. Lord Mair, a member of the House of Lords, has been closely involved with the design and construction of the Jubilee Line Extension, HS1 and Crossrail.

Since then, five other Board members have been recruited as Non-Executive Directors, bringing with them a wealth of leadership experience across public and private sector, including in major infrastructure projects.

Mayor James Palmer said: "Our region has a reputation for attracting the very brightest and best people, and we expect nothing less of the appointments we make to this delivery company. Bringing in the right people will help us build confidence and support in Government and across the region that we need to take the delivery of CAM to the next level."

The Combined Authority has also launched Conceptual Design Challenge, asking engineers, designers, academics and other experts to come up with conceptual designs for the CAM, including what vehicles could be used. Three winning designs, which will inform and could transform the delivery of the CAM, will be revealed in March.

For more information about the CAM, visit the website: [www.cam-metro.co.uk](http://www.cam-metro.co.uk)



# Homes

Since the first residents moved in to Alconbury Weald over four years ago, over 470 homes are now occupied, and our community continues to pull together and thrive despite the challenges presented by the pandemic.

Housebuilding has continued, with all contractors adapting working practices to meet new health and safety guidelines. All housebuilders on site have also implemented measures at marketing suites and show homes to protect staff and customers in line with Government guidance on Covid-19 but would recommend calling before you visit.

## Civic Living

**Urban&Civic, the master developer for Alconbury Weald, created a range of homes to offer something a bit different to other property styles available across the development.**

Civic Living properties, which offer flexible free-flowing layouts in a range of 2 and 3 bedroom houses and 1 and 2 bedroom apartments, have proved popular with first time buyers, professional couple and downsizers – with nearly half of the properties now occupied.

Malcolm and Ann Rigby, are one such retired couple, who downsized to a two bedroom apartment with a balcony to lose the headache of maintaining their four-bedroom family home in St Ives and free up time and money to enjoy their retirement.



Alconbury Weald also has a special place in Malcolm's heart. Having retired at 65, he spent 49 years in the RAF serving as aircrew, operating out of RAF Wyton in St Ives, Cambridgeshire. During that time, he was temporarily transferred to RAF Alconbury, where he spent six months whilst the runway at RAF Wyton was repaired.

Malcolm said: "I knew Alconbury as an American airbase when I was based at RAF Wyton and landed my plane on the runway here many times, as well as being based here for six months. It is funny how things happen. I have a passion for flying and so does my wife, so it's nice that we've found the perfect home on the former airfield I know so well!"

Civic Living Homes pride themselves on practical designs, with integrated bike and bin stores, a layout that ensures the large windows and balconies retain privacy and maximise natural light and on plot parking to help unloading of shopping.

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



## Campbell Buchanan George

**Campbell Buchanan George is the latest housebuilder to come to Alconbury Weald.**

The Huntingdonshire-based company is preparing a planning application to bring forward 61 new homes between Civic Living and Morris Homes. It is hoped the team will start building during the Spring, with first residents settled in by next Christmas.

Toby Markham, CEO of Campbell Buchanan George, said: "We have been watching the development at Alconbury Weald evolve and have been impressed by the delivery of exemplar architectural design and the quality and maturity of the infrastructure and public realm delivered by Urban&Civic in its master developer role.

"At Campbell Buchanan George the passion for what we do is evidenced in the detail at every level throughout the entire process. No stone is left unturned to create the best homes for our customers, and to ensure their complete satisfaction through our after-sales service. It's our relentless drive to achieve and maintain the highest possible standards that define the CBG team, our homes and the communities we create and serve."

Keep an eye out for details of the planning application and updates on the Alconbury Weald website: [www.alconbury-weald.co.uk/news](http://www.alconbury-weald.co.uk/news)

For more information about CBG, visit [www.campbellbuchanan.com](http://www.campbellbuchanan.com)



**We develop quality homes in prime locations and are delighted to be delivering our homes at Alconbury Weald.**

Toby Markham CEO, Campbell Buchanan George



## Hopkins Homes

**Having delivered the gateway development for Alconbury Weald, Hopkins Homes' second phase of homes is now well underway. Its brand new, fully furnished show home and marketing suite launched at the end of 2020 and new homes in the second phase are now open for reservation.**

The properties available include spacious one and two bedroom contemporary apartments as well as two, three and four bedroom family homes in an array of different designs and styles.

Monika Hanlon, Sales and Marketing Director at Hopkins Homes, said: "We have seen a lot of interest and off-plan reservations since we launched the second phase, which consists of exquisitely designed traditional homes all built with the care and attention to detail that Hopkins Homes is renowned for. We know this phase will complement the thriving community of the first phase. We look forward to helping people move into their new homes throughout the current restrictions."

For more information call 01480 435108, email [alconbury@hopkinshomes.co.uk](mailto:alconbury@hopkinshomes.co.uk) or visit [www.hopkinshomes.co.uk](http://www.hopkinshomes.co.uk)

## Walking commute gives perfect work/life balance

**Sarah Fever transformed her lifestyle since moving to Alconbury Weald, by getting a new job at MM Flowers (based at Alconbury Enterprise Campus) and dramatically reducing her daily commute.**



Sarah used to work in London and commuted daily from Cambridgeshire. She explained: "The old commute started to become really draining as I was leaving at six in the morning and getting home at eight every evening. You don't have enough time for yourself! Now, it takes me 15 minutes to walk to work and I'm back at home by five thirty every day."

**I love living so close to work. We are thinking about getting a dog as now would be a perfect time. With all the lovely walks around us, this is the ideal home for a dog owner. I don't own a car so being able to walk everywhere is fantastic.**

## Morris Homes

**The first parcel of Morris Homes is nearing completion and nearly two thirds of the 165 properties have been sold.**

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.

A neighbourhood green with a parkland play area provides a central landscaped space for residents to meet and enjoy at the heart of the Morris development.

Morris Homes still has three and four bedroom homes available from £304,750.

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



## Redrow

**Redrow is bringing forward 200 homes in a wide range of sizes and styles on a parcel of land on the other side of Swynford Road. So far Redrow is nearly three quarters through the development and is now taking forward a second parcel in the next phase of homes coming forward at Alconbury Weald.**

One of their popular homes is the four-bedroom Stratford. Featuring sleek and modern interiors, perfectly paired with a contemporary open plan kitchen and dining room, a separate lounge, cloakroom and laundry room, the home perfectly fits the needs of families without compromising on style and elegance. Designed for flexible living, the Stratford includes two bedrooms, as well as two further rooms that could be used as bedrooms, a fitness studio or office space.

Suzanne Irons, Sales Director for Redrow Homes South Midlands, said: "Recently we've seen an increase in homebuyers looking for more outdoor space and close proximity to the countryside, so we were thrilled to be able to release 50 new homes last year that tick all of these boxes."

"The homes all offer versatile layouts that allow for time spent together as a family, as well as additional bedrooms suitable for growing families, or those looking for flexible bedroom space that can serve as a home office, playground, games room or even a relaxing wellness space."

To find out more, please call 01480 802430 or visit: [www.redrow.co.uk/developments/alconbury-weald-huntingdon](http://www.redrow.co.uk/developments/alconbury-weald-huntingdon)

## Crest Nicholson

**Crest Nicholson is developing a range of homes close to the cricket pitch, with residents ideally located to enjoy events and activities in the new Pavilion, which is set to open in the Spring. Around a quarter of the 192 homes being built have been sold.**

Crest Nicholson is offering Home Reach, its first ever part buy/part rent ownership option, at Alconbury Weald. The scheme is available on all apartments at Wellington House, with prices starting at £90,000 for a 50% share of a one bedroom apartment and £104,500 for a two bedroom apartment.

Home Reach, in partnership with *heylo*, provides the security of home ownership with a lower initial financial commitment, making it a more affordable way onto the housing ladder. It allows users to access all the benefits of owning a home, from the ability to decorate and personalise their home, to the flexibility to sell and move at any point.

Buyers can purchase a share in a property, with the possibility to increase the share up to 100% ownership over time. The remaining interest in the property is owned by *heylo*, which acts as the landlord on a 125-year lease.

Karen Coulson, Sales and Marketing Director at Crest Nicholson Eastern, commented: "The introduction of Home Reach at Alconbury Weald is already proving popular. It's an ideal option for first time buyers that need an additional helping hand to get onto the property ladder, as you don't need to save up a hefty deposit – you can buy with a deposit of as little as £4,500. We'd urge anyone who wants to find out more to get in touch with our friendly sales executives at Alconbury Weald."

Properties in The Wellington will be ready to move into Summer 2021.

For more information, visit [www.crestnicholson.com/alconburyweald](http://www.crestnicholson.com/alconburyweald) and [www.crestnicholson.com/offers/home-reach](http://www.crestnicholson.com/offers/home-reach) or call 01480 809 514.



## Help to Buy

Help to Buy is a government scheme designed to help people who are struggling to save a deposit for their first home or move up the property ladder if they have limited equity. There are several options available as part of the Help to Buy scheme, including the following:

- **ISA:** savers looking to buy their first home can save money into an ISA and the Government will add to your savings by 25%. So, for every £200 you save, you'll receive a government contribution of £50 up to £3,000.
- **Equity Loan:** if you already have a 5% cash deposit, the Government could lend you up to 20% of the cost of your newly built home. You won't be charged loan fees on the loan for the first five years of owning your home.
- **Shared Ownership:** if you can't quite afford the mortgage on 100% of a home, Shared Ownership offers you the chance to buy a share of your home (between 25% and 75% of its value) and pay rent on the remaining share. Later on, you could buy bigger shares.

Visit [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk) for more information.

## 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.

Joe Dawson, Senior Development Manager for Urban&Civic, said: "Working with CKH as the main partner providing all of the affordable housing options, means that – if you fit the affordable housing criteria – whether you want a home with Hopkins, Redrow, Morris, Civic Living, Crest or any of the future housebuilders, you can work with them to secure your home at Alconbury Weald. We continue to work with best in class partners to ensure there are real, accessible options for everyone who wants to make their home here. This way you can live in the place you want to live, in the type of house you want to live in and at a price that works for you."

To find out more about shared ownership with CKH, join its mailing list or apply for a shared ownership home, visit [www.crosskeyshomes.co.uk/sharedownership](http://www.crosskeyshomes.co.uk/sharedownership)

CKH also work with the Local Authority's Home-Link service, to allocate affordable rented properties within the development. The Lettings Team 'advertise' the properties through the Home-Link system, for families to apply for.

Further information about housing options within the local area are available from: [www.huntingdonshire.gov.uk/housing/finding-a-home/](http://www.huntingdonshire.gov.uk/housing/finding-a-home/) and [home-link.org.uk/choice/](http://home-link.org.uk/choice/)

# Update from Ermine Street Church Academy

**2020 saw many challenges caused by the Coronavirus pandemic and the restrictions put in place to help slow the spread of the virus. We caught up with Ali Machin, Deputy Head of Ermine Street Church Academy (ESCA) to find out how they have been coping in these unprecedented times:**

January 2020 seems such a long time ago, but saw us grow to five classes. The first lockdown came as a surprise for all, but our community all rose to the challenge. We ensured that school remained open in support of families of key workers. In addition, we ventured online for learning, which included creating our own YouTube channel. With both elements in place, we provided education throughout the school closure period.

Our 'Staycation' education saw lots of learning both at school and home; we are so fortunate to have wonderful learners and fantastic families. We were able to see a complete range of learning, from reaching milestones like riding a bike and sewing dresses, to taking up gardening and growing food to eat. Within school, we made as much of the good weather as we possibly could, as well as enjoying our new Nature Area, which was completed by some amazing community volunteers back in February.

Staycation and online learning continued as we welcomed back 'bubbles' of Reception and Year 1 children in June, as well as maintaining provision for key worker families. Throughout this time, we kept a diary of some of the activities we took part in, which will make for an interesting account when we look back on this period.

We were so very pleased to be able to welcome back all children in September, as well as welcome a growing staff team too. We now have eight classes and continue to work and learn within 'bubbles'; these have increased in size, but the principles of keeping them separate remains the same. We are so very fortunate to have a building that supports this kind of teaching, and has allowed us to provide for all children and staff with the highest regard for safety. Not quite school as we know it, but we found new ways round getting together - with a strong focus on wellbeing and a curriculum designed to motivate learners, the children settled so very well, bringing the building back to life.



We decided to begin with a whole school learning theme when we returned in September, which we called ENDURANCE, and has never seemed more apt. We based it around the achievements and lives of four different people; Malala Yousafzai, Nelson Mandela, Anne Frank and Ernest Shackleton. They have inspired us to think of others, to write and to take on new challenges. Some of the children have joined together to raise funds for a School in a Box – our way of helping others.

As a school we continued to find ways to work and celebrate together, including virtual Celebration Assemblies, and we made a few Christmas surprises which you can see online: [www.erminestreetca.org.uk](http://www.erminestreetca.org.uk)

We are so thankful to have a passionate and committed staff, enthusiastic and determined children, and families that have done their absolute best during these challenging times.

## Friends of ESCA

Don't forget that you can support the Friends of ESCA, through taking part in the Glade online consultation at [www.alconbury-weald.co.uk/news](http://www.alconbury-weald.co.uk/news)

# The Education Campus

Morgan Sindall has been appointed as the contractor to design and build the Education Campus at Alconbury Weald.

The Education Campus will be developed over a number of phases and will eventually include a Secondary School consisting of eight forms of entry (FE), a Sixth Form centre and a Special School provision; as well as ancillary features such as sports pitches, drop-off points and appropriate cycle and vehicle parking. Land has also been identified to allow a further expansion of the secondary school in the future should this be required.

The Campus buildings will form an important landmark, and sit adjacent to a civic square, which will connect the schools to the wider community.

Morgan Sindall, working on behalf of Cambridgeshire County Council, is supported by both design and technical teams to assist in the preparation of a planning application which is due to be submitted in the Spring/Summer of 2021.

Technical reports will be provided to assess and identify any impacts that may arise as a result of the construction. These technical considerations will directly inform the design and layout of the site.

The project team have started informal discussions with the Planning Authority responsible for determining the planning application. This includes both Cambridgeshire County Council and Huntingdonshire District Council ahead of the planning application being submitted. A public exhibition is planned to ensure that residents of Alconbury Weald can input their views into the process.

It is anticipated that the planning application will go in during the Summer, with work on site starting by Winter. Timings for opening are still in discussion with the Department for Education, but it is anticipated the Special School will open September 2023 and the Secondary School September 2023 or 2024.



**We talked to the Diocese of Ely Multi-Academy Trust and Spring Common Academy Trust, who will be working together to deliver the schools in the Education Campus.**

### Secondary School: Alconbury Weald Church Academy

The Diocese of Ely Multi-Academy Trust (DEMAT) is bringing its wealth of experience to the new 750-pupil Alconbury Weald Church Academy.

The Trust, which runs 39 primary schools across the East of England – including Ermine Street Church Academy – will look to 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 build seeks to give primary pupils within the Trust's family a continuation of their education, and welcome pupils from other primary schools in the area.

Alconbury Weald Church Academy, which will cater for pupils aged 11 to 16, will include specialist facilities for art, science, physical education and design technology, and will boast a broad and balanced curriculum rooted in core academic subjects.

DEMAT will bring clear leadership to the Academy, and focus on curriculum content, the quality of teaching and celebrate the Academy's role in the community.

It will instil its core values of love, community, respect, trust and ambition in the new academy community while giving its pupils the highest quality of education and sparking a love of wider learning.

The Trust is determined to further develop its sustainable approaches to education, finances and the environment while remaining flexible to the challenges faced at each of its individual academies.

Adrian Ball, Chief Executive of DEMAT, said: "Our aim is to bring together the Trust's educational vision, the building's state-of-the-art facilities and our strong local partnerships to create a high-quality learning environment for our pupils.



"We look to share our core values with the new academy, including strong subject knowledge among teaching staff, and allowing teachers to 'keep close to the work' through high-quality, subject-specific professional development.

"We are committed to providing a rounded education for our pupils, supplemented by a range of extra-curricular activities, while promoting an inclusive culture among pupils and staff."

He added: "Children are at the heart of all we do, and our teaching staff are key to giving our pupils the highest quality of education.

"Alconbury Weald is an opportunity for the Trust to enable more children to realise their ambitions. The academy will provide them with the tools, knowledge and skillset to excel in their chosen path.

"This is an exciting time for the Trust, and we look forward to bringing our experience and values to Alconbury Weald Church Academy."



Prestley Wood Academy is named after a heritage site within Alconbury Weald, where the remains of a moat sitting within an ancient woodland mark the site of an ancient manor house.

### Special School: Prestley Wood Academy

**Spring Common Academy Trust, based in Huntingdon, has been selected to run the new special school – Prestley Wood Academy – in Alconbury Weald's Education Campus. This school will serve children and young people aged 3 to 19 and will include a centre for autism. It will also have a 19–25 specialist centre for adults with profound and complex learning difficulties including medical needs. Its team is currently working hard to design the school to ensure it offers a wide range of special needs, building upon the successful model at Spring Common Academy, with inclusive education and ECO values.**

The Academy will also have a purpose-built autism provision attached to the school as part of an inclusive community special school.

Prestley Wood Academy will be run as its own school but will form part of the growing Spring Common Academy Trust. It will be able to share the significant expertise of the Executive Head and central team, who have made the Huntingdon school a huge success – recognised through its 'outstanding' rating in all categories at its last Ofsted assessment in December 2018 and recent autism accreditation renewal.

Kim Taylor OBE, Executive Headteacher of Spring Common Academy Trust, said: "This is such an exciting opportunity for us. Prestley Wood Academy will provide a vital addition to the special needs capacity and choice in the local area. We have a strong, inclusive vision to offer building on the success at Spring Common Academy. It is the intention of the Local Authority to provide design opportunities to implement the best special needs practice."



Prestley Wood will have a dedicated specialist learning environment for pupils with autism. The Trust plans to create and train a new team with support, coaching and mentoring from experienced staff at Spring Common, many of whom are specialist leaders in our region with links to wider national expertise.

Kim added: "The lack of specialist support for autism in the local area has had a real impact on families and on schools that simply can't provide the environment, support or skills for those with the most complex education needs. It has been heart breaking not to be able to meet demand for placements, so this project will bring much needed capacity and choice. We are so excited at the opportunities that Prestley Wood opens up for us and we plan to create a really special place for some amazing young people, to help them be able to shine."

The ECO values and landscape design will support the curriculum to provide a range of initiatives including residential and educational visits, forest school learning, specialist art/creativity and sport and fitness.

Pupils will receive high quality vocational education and employability training as well as skills to support them to live independently, and it is hoped that older students will set up a café and shop, which the community can use, to develop their experiences and build links with local residents. The building will also provide a specialist hydrotherapy pool, which it is hoped can be opened up to the wider community.

**Working with the design and build team, we are all committed to creating an amazing learning and caring environment for some really special children, many of whom have difficult challenges to cope with, and also to support their families.**

**Kim Taylor** Executive Headteacher, Spring Common Academy Trust



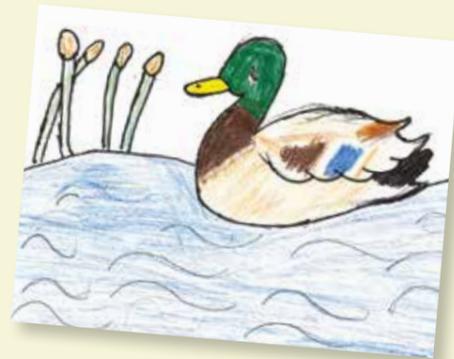
# Year in Review



Alconbury Weald usually has a very active community with a wide range of sports, activities and social events taking place throughout the year. Last year, the pandemic made life challenging for everyone, with social distancing and other restrictions to reduce the spread of the virus. However, everyone pulled together and we managed to arrange some home-based and socially distanced activities for everyone to enjoy.

## January

To help inspire a healthy start to the New Year, Active New Me organised a series of activities including yoga and bootcamp.



## February

Alconbury Weald has many inspiring spaces and children of Ermine Street Church Academy drew pictures and wrote poems to help showcase their favourite spaces.

2020

## March

Coronavirus lockdown meant we needed to find ways for people to stay healthy – mentally and physically – during this unprecedented and challenging time. To help achieve this, we set up a webpage with stay home guides (for adults and children), keep fit and nutritious recipes: [www.alconbury-weald.co.uk/at-home/](http://www.alconbury-weald.co.uk/at-home/)



## May

Everyone was now getting more familiar with meeting virtually and we put on our first online community quiz. To mark the 75th anniversary of VE Day, we put up a lone soldier tribute at The Club and residents put up posters and bunting and enjoyed a socially distanced street party.



## Hello

I/we are self-isolating due to COVID-19 and would really welcome help with the following:

- Picking up shopping
- Posting our mail
- Walking our dog/s
- A friendly phone call

Any other help you need?

If you can help, please drop in on cutoff slips from *The Warbler* and be in touch. Thank you.

Stay Safe Alconbury Weald

## Hello

I/we are self-isolating due to COVID-19.

If you have a delivery, please knock on the door or ring the doorbell and leave the delivery for us to bring in.

Thank you.

Stay Safe Alconbury Weald

## April

The community rallied and residents set up a mutual aid group to provide support to those shielding and self-isolating. We witnessed some incredible acts of kindness, including nappies donated to a couple with a new born baby. Swynford Stores set up a delivery service to ensure our residents stayed stocked up with daily essentials. April also saw the Easter Egg Trail with brightly coloured pictures of eggs hidden for residents to find while safely exploring the Weald.

## June

We had some great entries to our photo competition for residents to show what they have been enjoying most around Alconbury Weald during their daily exercise.



**July/August**

We were very lucky with the weather in the Summer and it was great to be able to reopen parks that had been closed due to Covid-19 restrictions and open the new section of Garland Park. We also arranged for food trucks and picnic benches to be set up on Watch Office Green on four Saturdays in August to provide an opportunity for some socially distanced interaction and enjoyment.

We launched our podcast series to help you to explore Alconbury Weald from the comfort of your home. In case you missed them, go to [www.alconbury-weald.co.uk/podcast](http://www.alconbury-weald.co.uk/podcast)



**September**

Due to continued restrictions to help reduce the spread of Coronavirus, we still weren't able to hold events, so we provided a virtual tour of our nuclear bunker: [www.alconbury-weald.co.uk/about/heritage](http://www.alconbury-weald.co.uk/about/heritage)



**October**

For Halloweald, we set up a trail with spooky images hidden around Alconbury Weald for residents to find. We also held a photo competition for the best costume, which was won by Willow, who made a very fetching skeleton!

**Halloweald Trail**



2020

**November**

We were in second lockdown for Remembrance Sunday so we provided downloadable poppy sheets for children to colour and put in windows. We also laid wreaths at Watch Office Green and residents were able to add their poppy tributes and pay their respects over the following week.



**December**

As we still couldn't meet up in the traditional way, we set up Alconbury Weald as a giant advent calendar with the help of our residents (with a new window being revealed each day from 1-24 December); produced a Christmas activity pack with crafts, jokes, recipes and puzzles; set up and decorated a Christmas tree in the school plaza; and had a special weekend of food trucks to help spread some festive cheer.



**Community Team**



**REBECCA BRITTON**  
*Head of Communications, Communities and Partnerships*

Rebecca has been a key part of the Development team at Alconbury Weald from the very start – over 10 years ago. She now provides strategic communications support and partnership development across Urban&Civic's three Cambridgeshire sites – Alconbury Weald, Waterbeach Barracks and Wintringham.

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



**RACHEL ARNOLD**  
*Communications, Communities and Partnerships*

Rachel joined the team in November to support strategic communications, community activity and building partnerships across Alconbury Weald and Wintringham.

[rachel.arnold@urbanandcivic.com](mailto:rachel.arnold@urbanandcivic.com)



**NATALIE LEIGH-BROWN**  
*Community Development*

Natalie has been supporting the development of Alconbury Weald's community since January 2020. She set up Alconbury Weald's first book club and helps residents with a range of activities and interests, including the formation of new clubs and groups.

[natalie.leigh-brown@urbanandcivic.com](mailto:natalie.leigh-brown@urbanandcivic.com)

# Campus News

Alconbury Enterprise Campus is currently home to around 60 diverse businesses located in units in the Incubators (with office space to support and grow start-up and expanding companies), bespoke new facilities and refurbished buildings. There are also lots of new opportunities for businesses looking to start-up, relocate or expand within the area. This section provides an update on just some of the businesses, who despite the challenging economic circumstances, are going from strength to strength. If you want to find out more about space available, please contact **Richard Adams** at Edisons or **William Rose** at Savills.

Eddisons 01480 451578 | Savills 01223 347000.

## Medical devices provider Ambu moves to Incubator 2



**Ambu Ltd, manufacturer of single-patient-use disposable medical devices, has taken over a floor in Incubator 2 at Alconbury Enterprise Campus for its 88-strong and growing team previously located in St Ives.**

Ambu develops, produces and markets diagnostic and life-supporting devices for hospitals and rescue services. Ambu has three business areas:

- Visualisation
- Anaesthesia
- Patient monitoring and diagnostics.

Its most important products – which are sold globally – are ventilation bags for artificial respiration, visualisation devices, masks, circuits and single-use electrodes for ECG tests and neurophysiological mappings.

Keith McCallum, Managing Director of Ambu, said: “Demand for single-patient-use, disposable medical devices is increasing, particularly given the need to control the spread of Covid-19. As well as organic business growth, we are looking to further expand our single-use endoscopy portfolio and launch into the urology and gastroenterology markets.”

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



Incubator 2 has a lovely spacious feel and as a sustainable building surrounded by an attractive green environment, will provide the perfect base for our growing team as we deliver our ambitious plans.

**Keith McCallum** Managing Director



We feel a real connection with Alconbury Weald and the community that now exists here. Our business just wouldn't be the same if we were based elsewhere.

**Dennis Luckett** Co-founder and director of C1 Media

## Alconbury Weald Studios

Independent video production and photography company **C1 Media** was one of the first companies to arrive at the Incubator at Alconbury Campus back in early 2014, and has gone from strength to strength since then.

“We've been based at Alconbury Weald for about seven years now,” said Dennis Luckett, co-founder and director of C1 Media. “It was the location and transport links that first attracted us here. We do a lot of work in Cambridgeshire but also further afield, and having access to the A1, A14 and M11, as well as good and improving train links, means we can quickly get out and away to wherever in the UK we might be filming or meeting clients.”

Having moved from St Neots, the business spent five years in the Incubator before branching out to create new office and studio space in a former Cold War military transport workshop on the site.

“The Incubator was great for us,” said Dennis. “The space is of an exceptional quality and there's a sense of vibrancy that's unusual to get in a non-city-centre location. We ended up doing lots of work with other tenants and have continued to win business through people we met in the Incubator, even after they've moved on to new roles and other companies.”

When Dennis and his business partner decided that the next step for their business was to open a studio space, they approached Urban&Civic to see what the options were for them to stay on site.



“We've seen Alconbury Weald grow around us out of the old airfield and Urban&Civic has been really flexible in accommodating us as we've grown at the same time. The site has an incredible heritage and there are lots of quirky buildings around, including the old Cold War workshop that the guys suggested we take a look at.

“Effectively it's a bunker and it wouldn't suit many businesses, but it's perfect for us and so we took the building on in 2019, formally opening Alconbury Weald Studios in early 2020. With its two-foot-thick reinforced concrete walls, it hasn't always been an easy building to work with. However, we think we've created something really special and our clients love how different it is. They're fascinated by the history of the site and that's a big plus for us when trying to stand out from other venues and production companies.”

The Studio includes three multipurpose studios where clients can build their own temporary sets. At various points over the past year, these have included a 1950s diner, several band and vehicle shoots and even a beach!

The wider site also offers advantages for C1 Media. Dennis said: “It's great to be surrounded by wide open space as well as some interesting buildings from Alconbury Weald's past. We've used various locations on site for a number of shoots too, so it's a real bonus having such a diversity of spaces right on the doorstep.”

[www.alconburywealdstudios.com](http://www.alconburywealdstudios.com)

### Roythornes expands at Alconbury Enterprise Campus

Since moving to the Campus in March 2019, Roythornes Solicitors has gone from strength to strength. As well as relocating to much larger office space in Incubator 2, the company has also expanded its office in Birmingham City Centre and announced six partner promotions to accommodate its growing team and support its ambitions plans.



Vember Mortlock, managing director at Roythornes, said: "This is an incredibly exciting time for Roythornes. We took immediate measures to strengthen the business as soon as we went into lockdown – we planned for the worst but strived for the best. This strategy resulted in a strong end to our financial year in June, with turnover up by 4% and net profit up by 10%. This was a fantastic result, showcasing a huge amount of hard work and dedication by our staff.

"Our entry into the West Midlands market, and growing Cambridgeshire team, have helped to further establish our reputation as experts in our key sectors of housing and development, agriculture, food and natural resources. Having a deep understanding of the sectors we work in, and the particular issues that the industries face in these times, greatly enhances the legal advice that we can give".

Roythornes was once again recognised by the leading, independently researched Legal 500 last year, with its agriculture team securing a tier one ranking.



Although a lot of our staff are still working remotely, the office environment still has an important part to play for both the wellbeing of the staff and the business. Our new spaces provide a welcome balancing environment alongside our virtual 'one team' way of working.

**Vember Mortlock** Managing Director



## New County Council Headquarters

**Towards the end of October, a topping out ceremony was held to mark the completion of the roof for the new headquarters of Cambridgeshire County Council at Alconbury Weald. The building, which will ultimately deliver an extra £45m for the Council to invest in public services, is due to open in late Summer 2021.**

Work on the building continued throughout the lockdowns, with contractor RG Carter's team working within social distancing guidance and overcoming supply chain issues caused by Covid to keep the build on track.

The headquarters, which sit behind the listed World War II Watch Office at the heart of the first phase of Alconbury Weald, completes the first 1 million sq foot of business space delivered in the Enterprise Zone.

The move from Cambridge to Alconbury Weald is a significant one for the County Council: saving money to plough back into public services and ensuring it is well located in the middle of the County, on key transport links to best serve its communities.

In line with both the County Council's Climate Strategy and Alconbury Weald's low carbon aspirations, the new HQ is being built to have as little impact as possible on the environment. The car park will include more than 20 spaces with electric car charging points, photovoltaic (PV) panels on the roof will provide a renewable energy source and an air source heat pump will heat the building.

Cllr Steve Count, Leader of Cambridgeshire County Council, said: "This topping out ceremony marks a significant step in the development of our new HQ and brings us one step closer to releasing more than £45m into essential frontline services, more necessary than ever due to the effects of Covid-19.



"At the moment we have very few staff working in Shire Hall due to Covid-19 restrictions, and while many of our staff have enjoyed and performed brilliantly under these circumstances, it is not ideal for all. What we have learnt during the pandemic will help us deal with the situation until the building is delivered.

"Once occupied, the building has been constructed in such a way to give us the greatest flexibility to take advantages of technologically supported new ways of working, whilst ensuring we can recover a balance for our valued workforce to attend where this assists their work and personal welfare."



# Magpas Air Ambulance

## New HQ, Air Base and Training Centre

**Covid-19 has caused huge operational challenges for Magpas Air Ambulance. Yet, throughout the pandemic, the charity continued to respond to hundreds of patients in life-threatening situations, including Covid-19 sufferers.**

In the midst of the most challenging times, Magpas Air Ambulance received some exciting news – the organisation has been granted planning approval for its new base on the outskirts of Alconbury Weald.

Magpas Air Ambulance CEO, Daryl Brown, explains: “We’re thrilled we can build an amazing new headquarters, training centre and operations base at Alconbury Weald. The charity needs to relocate due to the sale of the land at our current airbase: RAF Wyton. The new site provides the optimum location for our advanced medical team to reach patients in the most effective way possible and we’re proud to become part of the Alconbury Weald community.”

### Sarah’s story

Someone who experienced Magpas Air Ambulance’s critical care first hand was Sarah, who was hit by a lorry in Chatteris. Her injuries were so severe that, without treatment, they could have taken her life. Her partner Lee witnessed everything and describes: “She was in so much pain and I couldn’t make it better, but as the Magpas Air Ambulance came into view, I knew that help had arrived.”

The Magpas team sedated Sarah, straightened and reset her broken limbs on the roadside and airlifted her to Addenbrooke’s Hospital. Lee continues: “If it wasn’t for the lifesaving skills of Magpas Air Ambulance I might not be getting ready to spend another Christmas with Sarah this year. A thought I can hardly bear to have.”



### Support Magpas

Don’t forget that you can support Magpas, through taking part in the Glade online consultation at [www.alconbury-weald.co.uk/news](http://www.alconbury-weald.co.uk/news)



Magpas Air Ambulance provides emergency care by helicopter and rapid response vehicle 24/7. Every Magpas doctor and paramedic is specially trained in Pre-Hospital Emergency Medicine and supports the ambulance service by bringing treatments usually only available in hospital directly to the patient, wherever their incident occurs, when every second counts.

The organisation has served Cambridgeshire for almost 50 years and felt it was essential to keep the medical service located in the heart of the area; ensuring local communities can rely on the lifesaving service for generations to come.

Site clearance on the land to the West of Alconbury Weald near to the A1(M), began at the end of last year and Magpas Air Ambulance expects to start building in Autumn 2021, aiming to complete by 2022.

### Winter Appeal

With winter pressures and another national lockdown, this time will be difficult for everyone. The Magpas doctors and paramedics remain on the front line, treating critically ill and injured patients every day and night, to continue saving as many lives as they can.

As a charity, it can only continue to operate thanks to your generosity. Daryl Brown, CEO said: “I hope that once again our loyal supporters will stand alongside our team and support Magpas Air Ambulance this Winter. Even the smallest donation could make a life changing difference.”

Find out more about the lifesaving service at: [www.magpas.org.uk](http://www.magpas.org.uk)

# Skills and Learning

EDGE is a jobs and skills partnership that works with Alconbury Enterprise Campus and businesses across the region, to help them find the people they need and give local people the skills to fill those vacancies.

## Introducing over 400 workers to the construction industry

**In the Autumn, partners of EDGE Construction Skills Centre celebrated the success of a major training programme delivered at Alconbury Enterprise Campus that helped more than 400 people gain vital skills for careers in the construction industry.**

Funded by the Government’s Construction Skills Fund to help tackle industry skills shortages, the Centre provided free training courses, coaching and specialist qualifications to school leavers, those furthest from the jobs market and career changers. Around 20% of those who completed the training have gone on to secure jobs or apprenticeships and many more are committed to working in the industry.

Training was delivered in areas including interview skills, CV-writing, health and safety, landscaping, construction, estate management, plumbing and electrics – with expertise drawn from specialist trainers, as well as representatives from different disciplines helping deliver the development of Alconbury Weald.

Learners benefitted from visits to live construction sites at Alconbury Weald, which helped them directly relate classroom training to real life scenarios. They were also able to witness the different job roles needed through the various stages of a development – from groundworks and early infrastructure to the fit out of new homes and beyond.

One of the learners, who took the eight day Explore Construct course at the Centre, said: “It was an in-depth course that really helped me understand more about the construction industry, especially health and safety on site. The trainers were really knowledgeable, and the course helped boost my confidence. It was also great to get help with my CV and I was offered a job as a roofer the week after completing the course and getting my CSCS card.”



Belinda Yare, Urban&Civic’s Training Co-ordinator for EDGE Construction Skills Centre, said: “Despite huge progress in recent years, the built environment still suffers from misconceptions, with many people not thinking beyond the ‘hard hats and muddy boots’ stereotype. There is, however, an exciting range of jobs available in the industry.

“For many people seeking employment or a career change, getting the vital first step onto the ladder in construction can be a huge challenge. Schemes like this marry the opportunities available with people most in need of a leg-up.

“An incredibly high standard of work and meticulous planning goes into the delivery of new developments and community spaces. Having the opportunity to see classroom knowledge applied in a real-world setting was invaluable to learners.

“We’re also grateful to our partners and supporters, including Crest Nicholson, Redrow, Hopkins Homes and CALA Homes, Breheny Civil Engineering, RG Carter, Bradley Murphy Designs, Encore Estate Management, Whittings Landscapes, Hays Recruitment, Qube Learning and Building Heroes to name a few.”

Now that the Construction Skills Centre has completed its funding, Urban&Civic is looking at ways to utilise the facility and develop the next phase of training at Alconbury Weald to help address the skills shortage in the construction industry.

In the meantime, the EDGE partnership continues to provide jobs and skills support for people looking for work in the construction industry.

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

# Target Apprenticeships

Target Apprenticeships is a partnership that brings together apprenticeship providers, HE, community and sector-based organisations to promote apprenticeships in the Greater Cambridgeshire and Greater Peterborough area.

The partnership – made up of the College of West Anglia, Cambridge Regional College, West Suffolk College, Peterborough Regional College, ICE Cambridge University, Steadfast Training Centre, Form the Future CiC and EDGE – delivers activities to businesses, schools and families, and individuals to increase awareness and understanding of apprenticeships as a valuable post-16 route to learning and work.

The project helps promote apprenticeships in the area through its network and connects businesses with lifelong learning provision.

Target Apprenticeships, a two-year project backed by the European Structural and Investment Fund (ESIF), started in January 2020 and runs until December 2021. To date a range of activities have been put on to promote apprenticeships including open days, business events, workshops and information sharing, and the EDGE shop in Huntingdon has been part of promoting opportunities to jobseekers in the area. With the Coronavirus outbreak, all of that engagement has moved to virtual and online engagement.

Rebecca Britton, Communities and Partnerships for Urban&Civic, said: “Apprenticeships are an important option for people of all ages looking to retrain or develop skills and potential in their chosen career. With all of the economic uncertainty around at the moment, we know many people are having to re-think their future, and apprenticeships provide a real opportunity to earn while you learn and get into growing sectors such as construction, IT and health and social care.

“We have also been working with Campus tenants, housebuilders and our supply chain to encourage them to invest in upskilling their workforce and to encourage local recruitment through our involvement with EDGE (the job brokerage service). Apprenticeships are a great way to do both of these and we are currently working with local providers to recruit a digital marketing apprentice in the Autumn. The range of apprenticeships available right now on our doorsteps is amazing and whether you are a business looking to take on people, or an individual looking for a new opportunity, I would urge everyone to take a look.”

You can find out more about apprenticeships at: [www.apprenticeships.gov.uk/](http://www.apprenticeships.gov.uk/). To view local apprenticeship vacancies check out the Cambridge Regional College website: [www.camre.ac.uk/apprenticeships/](http://www.camre.ac.uk/apprenticeships/).

If you are a business who wants to find out more about taking on an apprentice, there is helpful information at the CRC Apprenticeship Hub: [www.camre.ac.uk/employers/employer-apprenticeship-hub/](http://www.camre.ac.uk/employers/employer-apprenticeship-hub/) or you can email [training@camre.ac.uk](mailto:training@camre.ac.uk)

To keep up to date with the latest events and activities, follow @\_TargetApps on Twitter and Target Apprenticeships on LinkedIn.

“One of our core commitments as Master Developer for Alconbury Weald – across both the design, landscaping and construction of the development as a whole, and within the businesses coming forward on the Enterprise Campus – is to support local people into the jobs and opportunities created.

Rebecca Britton Communications, Communities & Partnerships, Urban&Civic

## Ready for Work

Gain essential skills to prepare you for your next job opportunity.

Ready for Work is a free short course, designed to help you gain the skills and confidence you need to make your next steps into employment. We'll take you through the essential skills you need to get you ready for work.

Find out more and register at [bit.ly/FtFReadyforWork](https://bit.ly/FtFReadyforWork)

FORM THE FUTURE

Target Apprenticeships

EUROPEAN UNION

## EDGE on the road/EDGE on the screen

**With Coronavirus restrictions impacting on people's movements, at the same time as the economic consequences meaning people need the team more than ever, EDGE is evolving and finding new ways to help local people access jobs and training.**

Working with the District Council and local community partners, the team is exploring ways in which – when restrictions ease – the EDGE team can visit the market towns and other key locations across Huntingdonshire, supporting local jobs clubs, bringing training from colleges and other partners out to support one to one and small group sessions for people looking for work.

In the meantime, the team is using the phone, Zoom and Team calls to respond to people's needs, help get CVs up to scratch and promote the many jobs that are available locally, even in these challenging times.

Rebecca Britton, said: “There is so much help, support and training out there for people impacted by redundancy, and the team is helping people navigate this support and

explore the opportunities to retrain, or to go straight into the jobs that are out there – including with companies at Alconbury Weald like MMUK and some of our construction partners. The great thing about EDGE is it brings together training providers, Jobcentre support, employability advice and knowledge of the vacancies with local employers: but can help people one on one to find the route that works best for them.”

Any businesses wanting to promote opportunities through EDGE or support the team with interview practice, work experience or other support, please do get in touch with Rebecca or with the EDGE team →

If you want to explore the help, courses and training available from local and national partners, these links might be of interest:

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

[www.camre.ac.uk/courses/employability-skills/](http://www.camre.ac.uk/courses/employability-skills/)

[www.nationalcareers.service.gov.uk/find-a-course/the-skills-toolkit](http://www.nationalcareers.service.gov.uk/find-a-course/the-skills-toolkit)



### Contact EDGE

In 2021, the team will be looking at ways to take the EDGE service on the road to support local communities in the surrounding villages. More information will be available on the website: [www.sharperskills.co.uk](http://www.sharperskills.co.uk)

In the meantime, you can contact the team by calling 01480 413141 or emailing [info@sharperskills.co.uk](mailto:info@sharperskills.co.uk)

EDGE

Sharper skills for business and people

# Waterbeach Barracks

The team behind Urban&Civic's redevelopment of Waterbeach Barracks and Airfield is celebrating after being awarded the Landscape Institute Award for *Excellence in Masterplanning and Urban Design*.

The annual award ceremony, which was held online in November 2020, celebrates the value of landscape in connecting people, place and nature.

The accolade rewards landscape professionals who are taking innovative and bespoke approaches to urban design and celebrate the transformative power of landscape. This year – at a time of ongoing climate and biodiversity crises and when the importance of public green spaces to enhance personal wellbeing has been brought home during pandemic lockdowns – the awards stressed that good landscape architecture was more important than ever.

Waterbeach Barracks' award submission was led by Bradley Murphy Design, who in partnership with the site's masterdeveloper Urban&Civic and masterplanner Fletcher Priest Architects, developed the nature-led design process that set the vision and informed the Outline Planning Consent for the development.

For more information about the Waterbeach Barracks site, visit [www.waterbeachbarracks.co.uk](http://www.waterbeachbarracks.co.uk)



## Wellcome Trust

In November, The Wellcome Trust Ltd and the Board of Urban&Civic plc announced that they had reached agreement on the terms of an acquisition by Wellcome of Urban&Civic. Following a 99.6% shareholder vote in favour, this acquisition has completed and Urban&Civic shares were de-listed on 21 January 2021.

The independent global charitable foundation supports science to solve urgent health challenges and is funded by an investment portfolio of over £26 billion. This move will see Urban&Civic and the strategic sites it is developing become a part of that portfolio.

Nigel Hugill, Chief Executive of Urban&Civic, said "The two organisations share the same values and know each other really well, and are delivering a project together in Hampshire. Wellcome is a long-term shareholder in Urban&Civic: it supports our management team and backs our strategy. Your local team at Alconbury Weald will stay just the same and there will be no change of name, personnel or approach. This move will only support our long-term vision and commitment to Alconbury Weald and our developments across Cambridgeshire, ensuring they are exemplar places to live, work and enjoy."



## Wintringham

The work at Wintringham is progressing well and the first new residents moved in, in time for Christmas in their new home.

This site will comprise 2,800 new homes, two new primary schools, a district centre, 63,500m<sup>2</sup> of employment floorspace and 9km of cycleways. In Phase 1, Morris and Cala Homes are taking forward the first homes on site with Durkan and two further house builders due on site in the next few months and years. The whole development is expected to take 15 years to complete.

Our Christmas greetings, a celebration of local creativity and digital talent, focussed on our development at Wintringham. The virtual card (shown above) featured a photograph of the new village pond and Christmas lights by local St Neots photographer Maciek Platek, which emerges from the paintbrush of watercolour artist Tabitha Pow. The painting is filmed by Cambridgeshire-born and bred Will Firth of Stage 3 Films, who ties art and reality together in under a minute.

To see the video visit: [www.urbandandcivic.com/media-library/videos/christmas-card/](http://www.urbandandcivic.com/media-library/videos/christmas-card/)

Visit [www.wintringham.org](http://www.wintringham.org) for more information about Wintringham

Civic Square and Wintringham Primary School





**Rebecca Britton**

Communications, Communities  
& Partnerships

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