

Plans revealed for The Hub at Wintringham



**David Lloyd Leisure
plans approved**



**Design Codes
for Phase 2**



**Supporting
sustainable travel**



**Community Day
celebration**



Contents

Pages 4–5
Phase 1

Pages 6–7
The Hub at Wintringham

Pages 8–9
David Lloyd Club opening next year
Penny Green: Smarter renting, brighter living

Pages 10–11
Phase 2 Design Code approved

Pages 12–13
Wintringham Waters

Pages 14 – 15
Supporting active and sustainable travel

Pages 16–17
An update from our local partners

Pages 18 – 19
Events and activities

Pages 20–21
Sponsorships and support
Mobile library
Food trucks on the Plaza

Pages 22–23
Next phase of Love’s Farm

Sign up to receive news, information and updates at wintringham.org



Wintringham website has a fresh new look to provide an insight into the story so far and updates on what’s coming next. It also provides the latest on living, nature, sustainability and connections.

The website features include:

- An interactive map of the first phase of Wintringham, helping you explore local facilities, parks, fitness stations and nature spaces.
- What’s coming next at Wintringham – in The Hub and Phase 2 of the development.
- The mosaic of habitats creating homes for nature.
- Connections and sustainable travel.
- Community events and activities.
- The latest news from around the development.

You can also sign up to our e-newsletter for updates from around the development.

If you have ideas for other information you would like to see featured on the website, please let us know.

www.wintringham.org



The first half of 2025 has seen some important milestones – particularly for The Hub at Wintringham, which will see the delivery of key facilities and amenities within the first phase of the development.

We recently shared plans for a new M&S Food, shops, offices/co-working space and a café/eatery set around a public square and would like to thank everyone who reviewed and commented on the proposals. The team will review feedback before finalising and submitting a planning application to Huntingdonshire District Council later this Summer or early Autumn.

We’re also delighted that the new David Lloyd Club is on track to open next year, with planning consent granted in June.

The next phase of Wintringham – which will include new homes, a two-form entry primary school, local facilities, sports pitches and recreational facilities alongside open green space and a community gardens - has reached a key milestone with the approval of the Design Code. This sets out the continued high-quality design and standards required to deliver an attractive and distinctive identity for the whole of Wintringham.

In this edition of The Wagtail, we also take a look at some of the wildlife supported by the habitats created at Wintringham Waters, provide an update on the latest incentives and initiatives to support active and sustainable travel, and share some of the community highlights.

Welcome

Welcome to the latest issue of our resident newsletter – the Wintringham Wagtail – with all our latest development and community news, as well as insights from our Residents’ Association and partners.

During the Summer holidays, we’re also looking forward to Wintringham on Wheels (26 July), this year’s Summer Street Food event (9 August) and our Storytelling and Crafts session (20 September). Bring your family, friends and neighbours and join in the fun!

We hope you find this issue of The Wintringham Wagtail interesting and informative. Visit our website – www.wintringham.org – and social media channels – **WeAreWintringham** – for the latest development and community news.

If you have any queries about the Wintringham development or suggestions for future editions of The Wagtail, please let me know.

With best wishes

Christine

christine.littlewood@urbanandcivic.com



Following safety concerns, parking restrictions will be coming into force on Nuffield Road from 8am to 6pm Monday to Friday. This will come into effect on Monday 1 September 2025. If you are dropping off/picking up at Wintringham Primary Academy – and are unable to walk, cycle or scoot – please use the school car park in Aspen Avenue off Bret Road.



The Hub at Wintringham

An important part of the future of the eastern expansion of St Neots, The Hub at Wintringham will provide the main centre for shops, services and leisure amenities within the development. It will also support the existing and planned growth of Love’s Farm.



The Hub at Wintringham will bring forward eagerly awaited facilities and amenities, and it was great to be able to share our latest plans for Zone A in June. Thank you to everyone who shared their thoughts on the emerging plans. Paul Murfin, Urban&Civic



The Hub at Wintringham is divided into three zones:

- **Zone A** – M&S Food, shops, office/co-working space and a café/eatery.
- **Zone B** – nursery, health centre, community centre and library.
- **Zone C** – David Lloyd Club.

PROGRESSING PLANS FOR ZONE A

Having established the core elements of The Hub at Wintringham through the outline planning consent (granted in 2018), the Urban&Civic team has finessed the detailed designs for Zone A through discussions, engagement and consultation with stakeholders, residents and the wider community.

The plans include a new M&S Food, shops, offices/co-working space and a café/eatery set around a public square, which will provide a welcoming space with seating that can also be used for community events and activities.

The new 16,000 sq ft fresh market-style M&S Food – triple the size of M&S existing St Neots foodhall – will offer its entire food range of over 6,000 products and feature an in-store bakery and coffee counter, serving a selection of hot drinks. Customers will also find a range of fresh produce from M&S Select Farm partners, improved grocery and household sections, as well as a dedicated Click & Collect point for online orders.

M&S’ existing store in St Neots will not close until the new site is ready, expected to be mid-2027, and the move is expected to create more than 40 new jobs.

The new retail units have been designed to enable small independents to sit alongside the larger food store, with a new café/eatery providing opportunities for friends, family and visitors to pop in for a quick drink or enjoy a more leisurely dining experience.

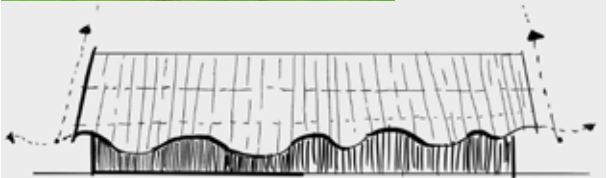


The team listened to feedback from residents and findings from the Quality of Life Survey to bring heritage and a sense of wonder into the designs of public spaces. The community wanted something unique to Wintringham and we are really excited to see this unique setting come forward. Paul Murfin, Urban&Civic

DESIGN INSPIRATION

Taking inspiration from the roofs of the Iron Age roundhouses uncovered in the archaeological investigations prior to development, key buildings will incorporate white ‘fins’, giving a contemporary take on an ancient design and providing shelter and shade in the public spaces.

The Iron Age influence is also echoed in the public spaces coming forward within The Hub, including the shapes of seating and the placement of trees and planting, which provide spaces for people to meet up or sit and watch the world go by.



Top: Recreated Iron Age Roundhouse
Above: Contemporary interpretation

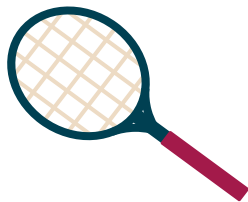
ACCESS

The Hub at Wintringham is sustainably located, with access via strong public transport links and a network of 3m wide shared footpaths/cycleways. The parking area has cycle parking and 195 car spaces including nine accessible spaces, eight parent and child spaces and eight EV charging points.

Access will be from Nuffield Road, with a service road running south of the store.

NEXT STEPS

Plans for Zone A are now being finalised, and a planning application is due to be submitted to Huntingdonshire District Council later this month. Keep an eye on our social media channels or subscribe to our e-newsletter for updates: www.wintringham.org



David Lloyd Club opening next year

David Lloyd Clubs has been granted planning permission for a new health, fitness and wellness club in Zone C of The Hub at Wintringham. The family-friendly club will include a state-of-the-art gym, heated indoor and outdoor swimming pools, exercise studios, soft play, racquet sport facilities and a spa.

The club will also feature a Clubroom for members to meet with friends or enjoy a bite to eat, as well as large and inviting spaces to work, relax and socialise. A range of facilities for children is also proposed including a soft play and spaces for after-school and holiday clubs, offering fun and active childcare solutions for parents outside of school hours.

In addition to match-quality tennis, pickleball and badminton courts, the Club will offer the latest racquet sport to take the UK by storm – padel. The Premium Club will also feature a luxury Spa Retreat with Spa Garden.

The new family-focused Club will create around 90 jobs once open, as well as approximately 60 jobs during construction.

Construction is expected to begin later this year, with the new Club due to open in 2026.

www.davidlloyd.co.uk



Penny Green: Smarter renting, brighter living



A thoughtfully designed new neighbourhood of 126 rental homes is coming to Wintringham. Featuring a mix of energy-efficient 2, 3 and 4-bedroom houses, Penny Green provides an attractive alternative for families looking to enjoy the benefits of Wintringham without the need to buy.

Penny Green homes support a greener and more sustainable way of life, with excellent insulation and intelligent energy-saving features to ensure year-round comfort and lower energy bills. All homes feature rooftop solar panels, heat pumps, EV charging points and energy storage capabilities, plus smart tech for monitoring and controlling energy use.

Urban&Civic has also teamed up with Octopus Energy, who are leading the way in sustainable living, and for a selection of homes that are fully powered by green tech, there's an opportunity for residents to enjoy Octopus Energy's 'Zero Bills' initiative.

Paul Murfin, Communications and Partnerships Manager for Urban&Civic, said: "There are lots of ways to buy a home at Wintringham, but Penny Green is our first new build neighbourhood specifically designed to address the need for rental properties in the new community. There are lots of great design and sustainability features incorporated in the houses and we're looking forward to welcoming our first families."

These rental homes at Penny Green are managed by Allsop and the first homes will be available to move into later this Summer.

To find out more and arrange a visit to the show home, visit www.pennygreenliving.co.uk

PENNY GREEN
WINTRINGHAM | ST NEOTS

Phase 2 Design Code approved

The next phase of Wintringham has reached a key milestone with the approval of the Design Code by Huntingdonshire District Council. The Design Code is an important part of the Phase 2 Framework, which will ensure the delivery of consistent, high-quality development as Wintringham grows.



Phase 2 of Wintringham comprises the middle section of the development, between Wintringham Brook to the north and Hen Brook to the south. It will include 900 new homes, a two-form entry primary school, local facilities and a public square, sports pitches and recreational facilities, open green space, community gardens and a network on footpaths, cycleways and bridleways.

As part of its commitment to put community, landscape and biodiversity at the heart of each phase, Urban&Civic will continue to ensure the delivery of quality homes within thoughtfully landscaped settings in walkable neighbourhoods. The creation of green corridors connecting green spaces will create an ecologically rich and biodiverse network, which will support the health and wellbeing of the community and create a mosaic of habitats for nature.

Alongside this, the Design Code has been informed by the master developer's Sustainability Framework to support low carbon development, with housebuilders delivering energy and water efficient new homes built with low carbon materials.

Rebecca Britton, Regional Director for Urban&Civic, said: "The Design Code sets a high bar for quality to ensure we continue to create homes and places people want to live, visit and enjoy. The next phase of Wintringham is located at the heart of the wider masterplan and has a strong focus on health, wellbeing and biodiversity. It will also deliver some important green and blue spaces including the Railway Field and enhancements of Hen Brook, as well as great walk and cycle ways around and across the development.

"The new Sports Hub will provide a multi-purpose facility, which will include a pavilion with changing rooms and storage alongside a range of pitches and courts. We'll be working with local sports clubs and providers as we develop plans for this area to respond to local needs and opportunities."

The Design Code sets out the design requirements for the development, which need to be reflected in the detailed (reserved matters) planning applications coming forward for the different elements in Phase 2 of Wintringham. This helps ensure an attractive and distinctive identity for the whole of Wintringham, with a coherent pattern of development, social and inclusive public spaces, as well as an enhanced and improved environment to support nature that is sustainable, makes efficient use of resources and builds in future resilience.



Wintringham Waters

The three lakes at Wintringham Waters form an integral part of the development’s sustainable drainage system and provide a mosaic of habitats for wildlife, with opportunities for people to engage with nature.

Each lake has unique characteristics that support and enhance the ecological dynamics of the Wintringham Brook corridor.

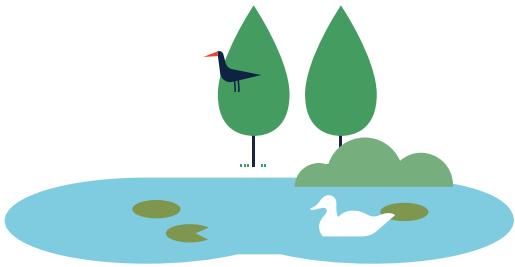
- **Western Lake:** this shallow lake has varying water depths to support species that like living at the water’s edge: perfect for attracting amphibians and providing breeding grounds for insects.
- **Central Lake:** set in species rich grassland with two gravelled islands, a bird hide is located on the water edge enables visitors to observe wildlife discreetly without causing disturbance. This lake has been designed to encourage wetland birds to land and use the lake with confidence, offering safe nesting spots and feeding opportunities.
- **Eastern Lake:** this lake provides shrubs and trees, grasslands and variable waterside edges to support a range of species. It also contains a grassed island, which serves as an ideal habitat for ground-nesting birds to breed and feed safely.

WILDLIFE SUPPORTED

Wintringham Waters has been designed to support a wide range of wildlife from invertebrates, reptiles and amphibians to birds and small mammals.

The lakes have been carefully designed to provide ideal conditions for amphibians like frogs and Smooth Newts, while sunny, sheltered areas attract reptiles such as Common Lizards and Grass Snakes.

Permanent standing water provides the ideal setting for tall, dense reeds, which provide ideal habitats for birds such as Reed Warbler and Reed Bunting. The protection provided by the reeds makes these birds tolerant of people passing nearby, and they will also use marshy grassland areas for breeding and foraging.



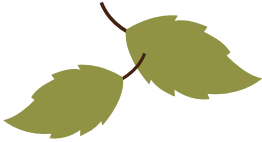
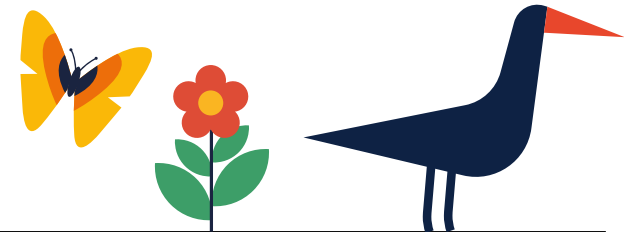
Other birds to look out for in the Spring and Summer include Black-headed Gull, Herring Gull, Little Egret, Little Grebe, Mallard, Moorhen and Mute Swan.

Wildflowers growing on the slopes during the Summer months will provide a range of habitats for invertebrates such as butterflies and moths, as well as hunting grounds for dragonflies and damselflies. These insects play a vital role in pollination and the wider ecosystem.

This diverse mix of habitats at Wintringham Waters is supported by the ecological features in the adjacent Wintringham Brook. This provides a mosaic of habitat corridors for a wide range of species.

Rebecca Britton, Regional Director for Wintringham’s master planner, said: “We’ve been working closely with the Wildlife Trust and ecology partners at the District Council from the early outline designs for Wintringham. A lot of hard work has gone into creating Wintringham Waters and enhancing Wintringham Brook, and it’s fantastic to see our shared vision to protect and enhance biodiversity throughout the development starting to take shape.

“Being in nature is also incredibly important for our own health and wellbeing, so it was important for us to create spaces for people and nature to live in harmony. Around Wintringham Waters, we’ve done this in a controlled way, with paths and bird hides to give residents and visitors an opportunity to immerse themselves in nature without disturbing breeding birds and species more sensitive to human proximity. We have also provided connections into the wider landscape, with a network of footpaths within the development and connecting into the wider area.”



DID YOU KNOW

The three lakes that form Wintringham Waters have 61,000m³ of additional capacity. The permanent water levels are demarcated by the reeds and sedges (grass-like plants) along the water edge, but there’s space for water levels to increase during the Winter months and in the event of extreme rainfall.

WHAT NEXT

Wintringham Waters has had a couple of years to establish and we’re hoping to open up the area later this year. In the meantime, the team at Wintringham is working with ecologists at Bradley Murphy Design (BMD) and RSPB to produce information for the bird hides. Wildlife audio recordings will also help identify some of the wildlife you will be able to hear when exploring the leisure trail.

There will also be opportunities for the community to help with ecology surveys by reporting the butterflies and bird species spotted at specific times of the year.

In the meantime, we’d love to see your photos of wildlife whilst exploring Wintringham this Summer. Share images on social media [@WeAreWintringham](#)

Supporting active and sustainable travel

Wintringham has been designed to encourage a healthy, sustainable lifestyle with the right infrastructure and services being put in place for people to lead low carbon lives as the development rolls out.

smart journeys, the Sustainable Travel Planning Team hosted by Cambridgeshire County Council, is supporting Wintringham residents to choose cycling, walking and catching the bus over using their car: improving their health and decreasing their carbon footprint.

PERSONALISED TRAVEL PLANNING

smart journeys offer Wintringham residents 1-2-1 personalised travel planning sessions designed to explore sustainable and active travel options available to them.

FOOT AND PEDAL POWER

Wintringham has an extensive network of footpaths and cycleways throughout the development, connecting into the wider area. To encourage residents to use active travel to get out and about, *smart journeys* is bringing a range of events and initiatives to the development.

Cycling initiatives: Wintringham residents have access to a range of free initiatives including 1-2-1 cycle training, bike servicing and bike maintenance training.

Bike challenges: *smart journeys* is encouraging residents to get on their bikes by promoting cycling campaigns. In May, Love to Ride challenged friends, family and neighbours to compete against other teams in the area to see who can pedal the furthest.

Walk to School Week: *smart journeys* worked with Wintringham Primary Academy to encourage pupils to take on Living Streets’ annual walking challenge. This year’s challenge saw pupils take on The Great Space Walk. They met various colourful intergalactic friends along the way and learnt about the important reasons to walk or wheel and its benefits for individuals, communities and the planet!



Nordic Walking: Nordic walking uses poles to strengthen muscles, burn calories and improve balance. In June *smart journeys* held a free trial session for beginners and intermediates to give it a go.

Wintringham on Wheels (26 July): *smart journeys*’ team will be on the school plaza from 10am-2pm on Saturday 26 July with e-bike trials, BMX demonstration shows and workshops, smoothie bikes, bike servicing and more. Come along and join in the fun!

Summer Trail: During the Summer holidays, *smart journeys* is organising a trail to help families explore Wintringham by walking, cycling and scooting around the development, with prizes to be won. For more information, visit *smart journeys*’ Facebook page.

LIFT SHARING

Lift sharing is coming to Wintringham! It’s a great way to save money, reduce CO2 emissions and reduce stress when commuting for work – as a driver, passenger or both. Mobilityways is launching in the Autumn – see next edition for more information.



To find out more about the sustainable and active travel initiatives and incentives at Wintringham, visit *smart journeys*’ Facebook page or email wintringham@smartjourneys.co.uk



LOCALGO

Wintringham residents have exclusive access to a range of discounts and initiatives through a scheme called LocalGO. Delivered as part of Wintringham’s commitment to supporting active travel and low carbon lifestyles, residents can use LocalGO discounts to get about more healthily and sustainably.

RESIDENTS CAN ACCESS THE FOLLOWING OFFERS:

- **CYCLE SOLUTIONS DISCOUNT**
LocalGO members can access 8% off gift vouchers at Cycle Solutions.
- **MONEY EBIKE SAVINGS**
Save £5 on monthly subscription costs with Hurrecane eBikes.
- **HALFORDS DISCOUNT**
Enjoy 7% members discount in store and online.
- **RAILCARDS**
Save on selected Railcards and get up to 1/3 off fares.
- **RENT-A-CAR DISCOUNT**
Save up to 10% on car and van hire.

Create your **FREE** account and access the above offers at <https://localgo.co.uk/wintringham/>

Your scheme password is: **Wintringham@localgo.co.uk**

Need help? Email: info@localgo.co.uk

An update from our local partners

Councillor Richard Slade Mayor of St Neots and Councillor for St Neots Priory Park & Little Paxton

richard.slade@stneots-tc.gov.uk



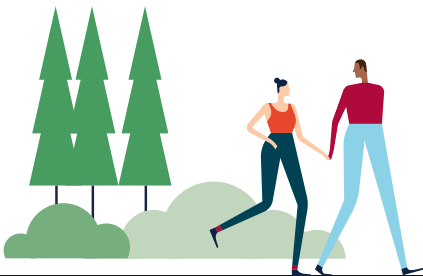
Approaching the end of my term as Mayor of St Neots, I wanted to say what a fantastic time I've had at the events and activities I've attended, at the performances I've enjoyed and with the people I've met. Thank you to everyone who has made me feel so welcome and supported the charities I've been privileged to advocate. What a year it's been!

I've had the pleasure of visiting Wintringham a few times in my capacity of Mayor, and it's been wonderful to watch the community grow and thrive. A personal highlight for me was the Sport and Wellbeing Day last year, when I was able to hone my paddling skills ahead of the St Neots Dragon Boat Race. Slade's Sailors were pipped at the post by Wintringham Wagtails in Heat 5, with Young Guns II taking gold for the second year running. I'm looking forward to this year's race to see if anyone can stop them taking the hat-trick.

More recently, the mayoress and I helped welcome the Cambridgeshire Libraries mobile bus to Wintringham for the first time. It's great to see this stop and another at Love's Farm added to the library service, which supports new residents in St Neots.

I also had the pleasure of attending the Wintringham Community Day, which took place on a fantastically sunny day in May. It was lovely to meet some of the residents, have a go at the fairground games and enjoy some delicious food and drink on the plaza outside the school.

At the Annual Town Meeting, I was re-elected as Mayor of St Neots. I was unopposed and am delighted to take on another year promoting our amazing town. I'm supported this year by Cllr Catherine Goodman as Deputy Mayor, and I wish her the best of luck for what's shaping up to be another busy and brilliant year.



Tracy Bryden Headteacher of Wintringham Primary Academy

head@wintringham.cambs.sch.uk



We now have a total of 326 children attending Wintringham Primary Academy, with more children due to join us before the end of term and in September. We have 240 children in the main school with a further 7 children in The Lighthouse (our SEMH setting). There are 79 children attending the Pre-school, which is the most Pre-schoolers that we have ever had. Please see our website for details of how to join our waiting list for places in September.

As always, we have been very busy since I last updated you all. Some children in Years 5 and 6 enjoyed travelling to London to see a performance of Matthew Bourne's Swan Lake at the Sadler's Wells Theatre, and Year 6 also attended The O2 in London for the annual Young Voices concert. They are very much looking forward to their residential trip to Hilltop in July.

Year 4 also enjoyed their residential trip to Grafham Water, where they tried kayaking, Jacob's Ladder (high ropes), mountain biking, archery and the infamous Grafham Challenge!

Before the end of term, we have school trips to Sacrewell Farm, Whipsnade Zoo and The Tower of London to look forward to. We are also looking forward to our Sports Day, which is always a fun occasion.

Please can we ask all visitors to school (whether you are picking up or dropping off children, attending a letting or visiting for another purpose) not to park on Nuffield Road, but to use the school car park in Aspen Avenue. We have received several complaints from parents and local residents who are very concerned about our pupils' safety. Thank you for your co-operation with this.

To find out more, visit: www.wintringhamprimary.co.uk

Scott Jenner Chair of Wintringham Residents' Association

info@ourwintringham.org.uk



Hello. I'm Scott. I moved to Wintringham three years ago with my partner and our dog. Moving away from friends and family back in Hertfordshire, it was really important for me to build great connections with my immediate neighbours, and I've been so privileged to have built amazing friendships with many of them.

I joined the Residents' Association shortly after moving to Wintringham to help build a connected, safe and inclusive community for all my neighbours. One where you say hello in passing.

As Chair of Wintringham Residents' Association, I work with a fantastic team of talented volunteers who create and lead neighbourhood events reflective of our wonderful community.

We've already had some great events this year, including Lunar New Year, Easter activities and the recent Wintringham Community Day. It is always lovely to catch up with neighbours and make new friends! We have lots more to look forward to as well this year, with food, travel and wellbeing events coming up - and Diwali, which is a personal favourite.

If you are new here, congrats you've moved into a wonderful community - and here's to many happy years in your new home at Wintringham. If you are in a new build, your neighbours will also have moved here recently, so take the leap and introduce yourself!

If you'd like to get involved with the Wintringham Residents' Association or have any questions, please reach out by emailing info@ourwintringham.org.uk



Keep an eye
on our website
and social
media for more
information!

Events and activities

A range of events and activities are organised throughout the year to provide additional opportunities for Wintringham residents to meet neighbours, form friendships and enjoy time together.

LUNAR NEW YEAR

Over 500 people celebrated the Lunar New Year on 1 February with family, friends and neighbours at Wintringham Primary Academy. The lavish event, organised by Wintringham Residents' Association, featured traditional Chinese music, dance and crafts to welcome in the Year of the Snake.

With red lanterns adorning the school hall to symbolise good luck and happiness, attendees were greeted with a traditional welcome of fortune cookies, oranges and red envelopes for the children.

The festivities included calligraphy, Chinese fan making and Dragon Boat puzzles. A highlight of the event was the Lion Dance and Kung Fu Fan Dance performed by Cheung's Wing Chung. There were also a range of refreshments available, with the popular Guerilla Kitchen food truck selling out of steamed bao buns during the event.

Scott Jenner, Chair of Wintringham Residents' Association, said: "What a fantastic event! I'd like to thank everyone who helped organise what is fast becoming one of the highlights of Wintringham's annual community calendar. It was great to see so many people connecting and sharing in the culture of their neighbours. We're building a wonderful community here, one we can all be very proud to call home."



POND DIPPING WITH THE WILDLIFE TRUST

With the weather warming up and Wintringham wildlife habitats starting to buzz with activity and new life, experts and volunteers from The Wildlife Trust for Beds, Cambs and Northants (BCN) helped local families explore the underwater world of Bret Pond.

Over 30 children attended the event and had a great time discovering some of the creatures that live beneath the surface and in the aquatic vegetation during guided pond dipping sessions. Among the wildlife discovered were mayfly and damselfly nymphs, phantom midge larvae, lesser water boatman, a saucer bug, pea mussel and freshwater shrimp. They also spotted nesting moorhen.

Wintringham families also found out about emergent, shade-giving and oxygenating aquatic plants, the importance of native species and how to install a bucket pond with rock ledges in their garden. They were then given all the elements they would need to help create a microhabitat at home – except the water!

Debbie McKenzie from The Wildlife Trust BCN said: "Every pond is different, and changes can be observed in pondlife throughout the year, as various creatures pass through their various lifecycles. Ponds are endlessly fascinating and by setting up a pond, even in a bucket in your garden, you can increase the diversity of species found there."

To find out more about supporting wildlife in your back garden, visit www.wildlifetrusts.org/gardening



MEET YOUR PCSO

In April, residents had an opportunity to meet PCSOs Dan and Amber Rose, Wintringham's Police Community Support Officers. If you see them walking and cycling around Wintringham and Love's Farm, do stop and say 'hello'. There will also be other drop-in sessions arranged to meet Dan and Amber Rose. If you have a need to contact the police, please call 101 for non-emergency enquiries or 999 in the case of an emergency.

EASTER CRAFT WORKSHOP

Local children and their families enjoyed a free drop in craft event to make Easter cards and decorations during the Easter break.



WINTRINGHAM COMMUNITY DAY

Each year Wintringham Residents' Association organises a Community Day on the school plaza, sponsored by Urban&Civic, for residents and those looking to move to the development to meet and build connections.

This year's event on 10 May had lots of fun activities, with a bouncy castle and games including skittles, a coconut shy, hook-a-duck and giant connect four. A DJ played music throughout the afternoon, while food and drink were provided by Nomadough, an ice cream van and Axel and Hop mobile bar.

COMING SOON

WINTRINGHAM ON WHEELS

10am-2pm on Saturday, 26 July on Wintringham School Plaza. In partnership with *smart journeys*, this year's activities will include BMX demonstrations and workshops, e-bike trials, bike servicing and security marking and a smoothie making bike.

Cambridgeshire County Council Road Safety Team will also be attending with activities and freebies for children, alongside the Transport Police and Go Travel.

All welcome.

SUMMER STREET FOOD

5pm-9pm on Saturday, 9 August on Wintringham School Plaza. Organised in partnership with Off The Beaten Truck, this year's Summer Street Food event for residents and the local community promises a fantastic selection of food and drink to tempt the taste buds.

STORYTELLING AND CRAFTS

1.30-3.30pm on Saturday, 20 September at Wintringham Primary Academy. Bring your little ones along for a fun-filled afternoon of crafts, creativity and stories.



Sponsorships and support

Urban&Civic also supports a number of local events each year within the wider area. This year's include Shakespeare at the Towers and St Neots' Charity Dragon Boat Race.

SHAKESPEARE AT THE TOWERS

Urban&Civic has championed the award-winning local theatre company for many years and, with its recent move to Buckden Towers, the Wintringham development was delighted to sponsor Shakespeare at the Towers' first production in its new home.

The open-air performances of Twelfth Night, which took place in late June/early July, were a great success with audiences of all ages enchanted by the actors, costumes, scenery and setting.

After 65 years based at The George Hotel, the company had to relocate and was fortunate enough to find the perfect new home at Buckden Towers, just 4 miles down the road.

With a change of name to Shakespeare at the Towers (SatT), its legacy of open-air Shakespeare performances will continue in a new venue with its own fascinating history, continuing to provide audiences with an immersive theatre-going experience.

ST NEOTS CHARITY DRAGON BOAT RACE

Urban&Civic will be supporting the Dragon Boat Race this year. On 16 August 2025, teams will battle it out in colourful dragon boats on the River Great Ouse to raise money for some fantastic local causes. It's a fun-filled day for all ages with live entertainment, delicious food and family-friendly activities on the Regatta Meadow. We hope to see you there!

For the last three years the Urban&Civic team has represented Wintringham, but is now looking to hand the baton over. If you would be interested in coordinating a team of residents for next year's event, please get in touch with Christine.



SatT relies on a team of volunteers to put on its award-winning shows every year – both on stage and behind the scenes. From make-up to set building, prop-making to helping run the sound and lights, to costumes, performing and directing, there's a role to suit everyone.

If you are interested in finding out more, please email trust@satt.org.uk



Mobile library

From 3.05-4pm on the second Monday of each month the mobile library stops on Nuffield Road, opposite Wintringham Primary Academy. With up to 3,000 books to browse, including fiction, non-fiction, children's books and audiobooks there's a fantastic choice for all ages and interests.

Anyone who lives or works in Cambridgeshire can use the accessible mobile library, and can join Cambridgeshire Libraries on board the mobile library or online.

Books can be pre-order from the Cambridgeshire Libraries' catalogue in advance for easy collection, with a 50p reservation fee per item.

Find out more at www.cambridgeshire.gov.uk/residents/libraries-leisure-culture/libraries



Food trucks on the Plaza



WEEKDAY TREATS

Perky Beans mobile barista is back on Wintringham school plaza from 7am to midday on Mondays and Fridays with your favourite hot drinks and sweet treats.

Hemingford Bakes will be serving hot drinks, homemade cakes and savoury snacks from its converted horsebox from 8am to midday on Tuesdays. All coffee beans are sourced from local roasters, Old Spike, and if you prefer a plant-based milk with your coffee, that is also sourced from local producers at Glebe Farm.

Whether your usual is a flat white, cappuccino, espresso or a long black, be sure to stop by for your caffeine fix, and don't forget the homemade treats too – with gluten free and vegan options available!

FRIDAY EVENING FOOD TRUCKS

From 5-8pm each Friday we welcome a food truck to the school plaza with a range of culinary offerings for the community to enjoy. Pop-ups include Nomadough with sour bread flat wraps, Guerrilla Kitchen with bao buns and gyoza, Pig-casso's hickory smoked meats, Manna Seoul with Korean street food – to name but a few.

Keep an eye on Off The Beaten Truck's social media for the latest food truck news.

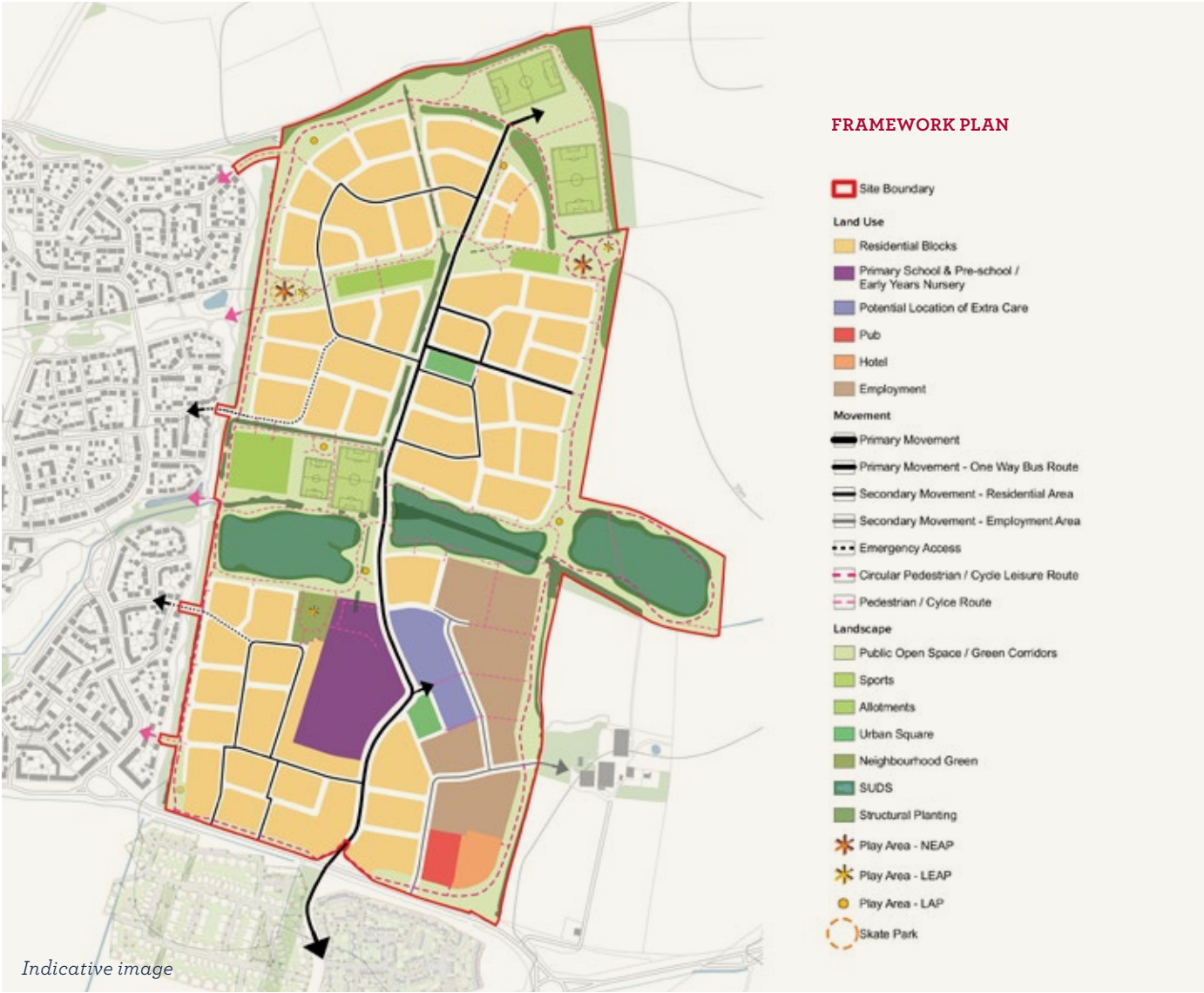
Next phase of Love’s Farm

The next phase of Love’s Farm was granted outline planning permission for up to 1,020 new homes, 285 of which will be affordable, a nursery/creche, pub, hotel, care accommodation, commercial/offices, a primary school, two full size football pitches, a pavilion with function room and two youth pitches with changing facilities, and landscaped green space for people and nature.



Love’s Farm

ST NEOTS



The planning application was submitted by Gallagher Estates, a wholly owned subsidiary of L&Q Estates. In August Urban&Civic acquired L&Q Estates and its portfolio and will be delivering the next phase.

Site preparation and early infrastructure works are underway to prepare for the first phase of new homes that will be delivered. The first housebuilder is expected to start onsite in Summer 2026 (subject to market conditions), with the first home occupied in Summer 2027.



FREQUENTLY ASKED QUESTIONS:

- What types of homes will there be?**
As with Wintringham, there will be a mix of tenures from 1 bed flat over garage to 5 bedroom detached dwellings, which will be subject to future planning applications by the housing developers.
- Who will be building the houses?**
Parcels of land will be brought forward by a mixture of house builders as the development rolls out.
- How long will it take to build?**
The development is expected to be delivered in phases over approximately a 10 year period (subject to market conditions).
- Will there be care accommodation?**
The outline consent includes care accommodation. Timing will be based on the sales strategy for the site going forward, and market conditions.
- When will the new primary school be delivered?**
The timescales for delivery will depend on pupil numbers and available spaces within other primary schools nearby.

- Will the farm buildings at Tithe Farm be retained or demolished?**
Tithe Farm does not form part of the Love’s Farm Eastern Extension site. At present they are being kept as part of the adjacent working farm.
- How will you ensure this area doesn’t flood?**
Sustainable drainage systems, online and offline attenuation will be used to manage surface water within the new development. To help protect the wider area from flooding, key flood mitigation measures have been incorporated into the site and along the line of Fox Brook that runs east/west through the middle of the site (continuing the green and blue corridor in Love’s Farm).
- Will there be any local highways improvements?**
The recently completed improvement works to Cambridge Road from the A428 roundabout towards St Neots and other local highway improvements were delivered to support Love’s Farm as well as Wintringham.
- If you have any further queries, please email info@wintringham.org

Key Contacts

General maintenance

Including: grass cutting; clearing drains; gritting roads in Winter; repairing street lighting; trimming hedges; and ensuring play area safety.

Managed by Encore Estate Management
01223 866980
info@encoreestates.co.uk

Housebuilders

Please contact your house builder with any queries about the new homes you have moved into, including outside lighting, electricity, water and network connections.

Housing associations

If you have any queries about your home, please contact your housing association representative.

Hopefully you have had a chance to look through the *Welcome Pack* you received, and this should have a wealth of information about local facilities and amenities. Below is a handy summary of the key contacts you might find useful:

Wintringham community development and events

Including: community events; activities, facilities and new resident information.

Christine Littlewood,
Community Development Lead
Christine.littlewood@urbanandcivic.com
07384 816725

Employment and training

Support with recruitment, employment and training opportunities in the local area.

Local government

Information about your local elected representatives can be found at:

www.cambridgeshire.gov.uk
(St Neots and Gransden division)
www.huntingdonshire.gov.uk
(St Neots East ward)
www.stneots-tc.gov.uk
(St Neots East ward)

Health

A number of local GP practices serve residents within Wintringham including Lakeside St Neots, St Neots Health Centre and Almond Road Surgery. You can choose to register with any of the practices that cover Wintringham postcodes. You can find out more, and register online with a practice, via www.nhs.uk/nhs-services/gps/how-to-register-with-a-gp-surgery/

Alternatively you can contact the practice you'd like to register with directly.

Lakeside St Neots:

01480 406677

St Neots Health Centre:

01480 219317

Almond Road Surgery:

01480 473413

Please also refer to your *Resident Welcome Pack* for further information and contact details on local hospitals, dentists and healthcare providers, and a range of other facilities and services.

Sign up to receive news, information and updates at wintringham.org



St Neots Food Bank

If you are able to help, the Food Bank is in need of a range of everyday items such as longlife fruit juice, longlife milk, teabags (80), tinned meat and tinned fruit.

You can drop off your donations at a number of locations in St Neots. For more information, visit:

<https://stneots.foodbank.org.uk/give-help/donate-food/>

WINTRINGHAM
ST NEOTS