



Wintringham, St Neots, UK

A Sustainable Urban Extension:
A stepping stone between Town &
Country



This project demonstrates exactly what can be achieved when a masterdeveloper, an ambitious design team and a committed local authority work positively together. I have never known a strategic application to be determined so expeditiously.



Nigel Hugill, Urban&Civic Chief Executive

Wintringham is an urban extension on a 162 ha site on the edge of St Neots, 18 miles west of Cambridge, and which forms a large portion of the St Neots Eastern Expansion area.

The large market town of St Neots has historical roots and is centred on the broad River Great Ouse. It has the fastest rate of population growth in Cambridgeshire, owing to its strategic position on the main London to Edinburgh train line, and several major 'A' roads.

JTP is leading a design team headed up by masterdeveloper Urban&Civic to create a new mixed-use neighbourhood of 2,800 homes and extensive community infrastructure.

As well as designing the masterplan, JTP produced a Design Code for Key Phase 1 which sets out specific guidelines and a benchmark for the quality of the proposals through to implementation on site.

The hybrid planning application received Resolution to Grant from Huntingdon District Council in March 2018, just 20 weeks after submission, and the first residents are due to move in by late 2019.

Project Delivery

- A hybrid planning application with a three-tiered approach (alongside BMD, DLA and PBA), which included an Outline Planning Application, Key Phase 1 Design Code and Green & Grey Infrastructure Application
- 2,800 new homes, a District Centre, two primary schools, community facilities, a linear park and over 63,500 sqm of employment uses
- A linear park connects the neighbourhood and forms the green spine of Wintringham Park
- Two new brooks run east-west through the new neighbourhood, creating a footpath from Wintringham to St Neots town centre
- The Design Code for Key Phase 1 will deliver 1,500 new homes, the first primary school and a District Centre which includes a mixture of commercial, residential and community spaces
- Developer Briefing Packs for the first three housing parcels distil information into concise, relevant guidance for their developers, supported by an illustrative site layout and housing mix



Client

Urban&Civic