

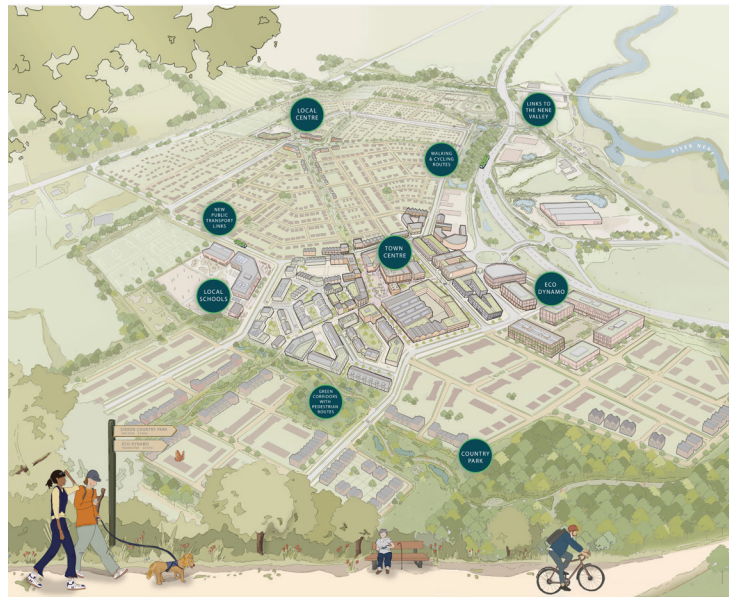
Thriving in perfect balance

Creating a 21st century sustainable market town in Huntingdonshire

Sibson Garden Community is an aspirational plan to create a 21st century sustainable market town. Set in Huntingdonshire's nature rich Nene Valley, and prioritising a strong sense of community.

Built on garden village principles and structured around the ideas of integrated communities to support walking, wheeling and cycling – Sibson will bring jobs, homes, shops, schools and healthcare to the doorstep of its residents.

This will be paired with interconnected green spaces, a thriving natural world and walkable neighbourhoods, to shape a community where residents and nature can live side by side.



Aligning with Huntingdonshire's 2050 Place Strategy

Our plans for Sibson comes as Huntingdonshire District Council announces its ambitious Place Strategy to 2050. We believe our Garden Community can help deliver against each of the key themes – from creating pride in place, to environmental innovation and an inclusive economy.



Pride
in Place

Environmental
Innovation

Inclusive
Economy

Health
Embedded

Travel
Transformed

Growing connections

Travel
Transformed



An integrated community built on mobility

Sibson Garden Community isn't just about new homes; it's about growing connections and fostering a vibrant, well-connected community in the north of Huntingdonshire.

Sibson's strategic location, alongside the A1 and close to the A47, provides seamless north-south and east-west connections. This 360-degree connectivity fosters a sense of dynamism, making Sibson a central hub for the entire region.

A community connected – to each other and our region

Our design for Sibson Garden Community has been developed to put all of our residents' needs within walking distance of their home. From anywhere on site, you will be just 800m from the local centre or town centre, as part of our efforts to ensure at least 30% of all trips are self-contained within Sibson.

Meanwhile the creation of a new A1 junction will improve the road network and provide safe access to Sibson from across the country. Making those longer journeys safe and accessible.

Walking, wheeling or cycling within Sibson will be made easy and enjoyable with existing landscapes of watercourses, historic hedgerows, mature trees and blocks of woodland protected and incorporated to form natural green corridors throughout the site.

New
A1 junction
created to
provide safe
access

800m
to key amenities
from anywhere
on site



Autonomous
vehicles within
new public
transport links

Unlocking the potential of new technologies

Sibson will be designed around the latest approaches to mobility and active travel. Mobility hubs will bring walking, cycling, buses, and even delivery drop-offs together – to enable multi-modal travel connections and streamline delivery services.

This is part of an approach that puts people at the centre, with strong walking, cycling and wheeling routes a priority across the site. Our aspiration is for at least 50% of all journeys to be made by foot, cycle or public transport.

Elsewhere, we want to promote those technologies at the forefront of innovation in mobility. EV charging will be incorporated throughout the site for vehicles of all types, while the use of autonomous vehicles will be explored in the public transport network.

Visit our website to find out more about Sibson Garden Community!
www.sibsongardencommunity.co.uk

