

Urban&Civic

Alconbury Weald Make|Grow

I) Statement of Community
Involvement

July 2012



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1. FOREWORD

- 1.1 The former airfield at Alconbury encapsulates 70 years of global history. From the Second World War, throughout the Cold War and beyond, the site has played a key role in the identity and nature of the local area.
- 1.2 Alconbury Weald's current position as a commercial site began after the Americans handed back the airbase to the Ministry of Defence in 1995. Since that time the site has operated under temporary consents for distribution and light industrial uses whilst discussions on the long term future of this significant brownfield site have taken place.
- 1.3 In 2007, after a lengthy planning process, a planning consent was issued by the Secretary of State for a freight interchange together with 7 million sqft of warehouse and distribution building on the site, but this has not been implemented.
- 1.4 Urban&Civic (U&C) acquired the site in 2009 in recognition of the site's clear potential with strong transport links to the A1, A14 and the East Coast Mainline; strategically positioned close to Huntingdon between the global innovation hub of Cambridge and Peterborough's environmental business cluster; and with significant power and other infrastructure in place across the site. U&C also purchased an additional parcel of neighbouring farm land in 2010 which extends down from the eastern end of the runway to the A141 meaning that the site now links to the north of Huntingdon Town Centre.
- 1.5 From the acquisition of the site, U&C have sought to develop plans for its future with the direct input and engagement of the local communities and key partners. U&C set out four guiding principles for the site: all of which involve working with new and existing communities. These are:

A shared vision

Alconbury Weald's position within the wider Huntingdonshire district provides an ideal place to bring new business opportunities and skilled jobs, quality homes, community facilities and a diverse environment which will benefit new and existing communities.

Our Guiding Principles have always been:

A focus on
transformational
employment and
enterprise



Linking
landscapes
and people



Using resources
wisely – a low
carbon approach



Creating a sense
of place



- 1.6 They focus on ensuring the development provides economic, social, environmental, cultural and leisure opportunities for people across the local area. The involvement of local community partners in developing the plans and helping to create the environment that offers these opportunities is a key part of delivering on the guiding principles and crafting a successful development.
- 1.7 U&C's vision for the site – developed through these conversations - is ambitious and seeks to:
- bring skilled jobs and opportunities to the local area
 - to support the new jobs, provision of a range of home set within attractive landscapes
 - ensure there is green open space for people and nature in keeping with the local area
 - provide strong and fast connections with Huntingdon, Peterborough, Cambridge, London and beyond through enhanced road, rail, bus and cycle networks.
- 1.8. In August 2011, in recognition of the site's strategic employment potential, Huntingdonshire District Council and the Greater Cambridgeshire and Greater Peterborough Local Enterprise Partnership nominated and successfully secured Enterprise Zone status for part of the site.

- 1.9. This document records how U&C's team has been committed to making this site work for the future of Alconbury, Huntingdonshire and the wider area and how this has been manifested through detailed consultation, discussion and ongoing dialogue. It shows how U&C has consulted, with whom, and the way that the insights that were gathered through those conversations have been applied to produce the Outline Planning Application .
- 1.10. Good design and proper planning does not happen without the involvement of a great number of people. U&C recognises the importance of involving, including and working together with the neighbouring communities and stakeholders (locally, regionally and nationally) and believe that the Outline Planning Application – and future applications – are stronger for it.

2. INTRODUCTION

- 2.1 This chapter provides a general description of Alconbury Weald and its immediate context.

THE SCHEME: A SUMMARY

- 2.2 The planning application for Alconbury Weald encompasses approximately 580 hectares of land located 2.5km north-west of Huntingdon town centre in the west of Cambridgeshire. It is located on a largely level plateau within a predominantly agricultural area with a number of small villages and farmsteads in close proximity, with Great and Little Stukeley to the south/ south-east, Alconbury and Alconbury Weston to the west and Abbots Ripton to the north-east. To the south the adjoining RAF Alconbury is a United States Air Force (USAF) operational and residential enclave that remains in military use for a range of non-flying support functions.
- 2.3 Alconbury Weald comprises two main elements: the former Airfield and neighbouring farmland. Parts of Alconbury Weald were designated by the Department for Communities and Local Government as an Enterprise Zone in 2011. The former Airfield comprises previously developed land and is a 'brownfield' site that includes the runways, taxiways, hard standings, hangars and other service buildings related to the former operational air base. These are currently used on a temporary basis for a range of employment and storage uses employing around 800 people. The other part of the application site is an area of arable agricultural land that lies between the former airfield and the northern perimeter of Huntingdon. The existing farm buildings (excluded from the Application Site) accommodate residential and small-scale employment uses.
- 2.4 It is now proposed to redevelop the site with a high quality sustainable mixed use development. Outline Planning Permission with all matters reserved is sought for:

All Matters (Access, Appearance, Landscaping, Layout and Scale) are reserved for future determination. This application seeks Outline Planning Permission only for:

- Up to 290,000 sq m of B class employment floorspace (Class B1, B2 and *Sui Generis* with ancillary B8 uses) to include: B1a Office 30,000 sq m (10%); B1b R&D 70,000 sq m (25%); B1c Light Industry 70,000 sq m (25%); B2 General Industry and *Sui Generis* Materials Recovery Demonstration Centre 111,000 sq m (37%); and *Sui Generis* Data Storage 9,000 sq m (3%)

- Up to 5,000 dwellings including uses in Class C3 including up to 400 units of sheltered / extra care accommodation in Class C2
- Up to 7,000 sq m of retail uses (Class A1/A2/A3/A4/A5) of which the largest store will be not more than 1,500 sq m gross floorspace
- Three Primary Schools incorporating pre-school provision (Class D1) at not more than 4,000 sq m per school (up to 12,000 sq m in total)
- Further Education Campus including Secondary School with eight forms of entry, playing fields and all weather pitches including floodlighting (Class D1) at up to 13,500 sq m for secondary school, plus land (up to 3 ha) reserved for post-16 educational uses.
- Up to 1,500 sq m of Health Centre use (Class D1)
- Up to 200 sq m of Dentist use (Class D1)
- Up to 400 sq m of Library use (Class D1)
- Police room of up to 400 sq m (Class B1)
- Place of Worship of up to 1,500 sq m (Class D1)
- Up to 3,800 sq m of Community Buildings including on site heritage archive (Class D1)
- Up to 2,000 sq m of Gym/Fitness Centre uses (Class D2)
- Up to 400 sq m of sports club Clubhouse and Changing Rooms (Class D2)
- Up to 200 sq m of Crèche uses (Class D1)
- Reserve sites for railway station and associated interchange, rail turnback and associated car parking
- Retention of all Listed Buildings including identification of Heritage Area, preservation of Prestley Wood Scheduled Monument and preservation and re-use of associated historic artefacts where appropriate and provision of interpretation features

- Open spaces and Landscaping (including parks, play areas, playing fields, multi-use games areas, weather protected structures, skateboard park, public art, all weather pitches and associated floodlighting, woodlands, wildlife habitat areas including SSSI compensatory habitat, managed grassland, allotments, community orchards, green wedge along the edge of the existing Stukeley villages, reinstated hedgerows, formal/informal open space, ancillary maintenance sheds and pavilions and associated lighting)
- Access roads including access points to B1090/B1043 Ermine Street and A141 Spittals Way and bus only access to Clay Lane with associated street lighting and street furniture
- Pedestrian, cycle, vehicle and bus routes including plazas, dedicated busway and bus stops with associated street lighting and street furniture
- Vehicular and cycle parking including electric vehicle charging points
- Up to 3 Energy Centres up to 1,000 sq m each (sui generis) with one energy centre storage area of up to 0.4 hectares
- Community Waste Management Facility/ies (sui generis)
- Provision and/or upgrade/diversion of services including water, sewerage, telecommunications, electricity and gas and related service media, renewable energy infrastructure including Combined Heat and Power Networks and apparatus including a water tower, pumping stations, substations and pressure regulators
- Drainage works including a Waste Water Treatment Works, Sustainable Urban Drainage Systems and ground and surface water attenuation features
- Demolition of all existing buildings except for listed buildings and all buildings within the Heritage Area
- Associated ground works
- Boundary treatments including construction hoardings

- 2.5. Land is reserved adjacent to the East Coast Main Line railway for a potential future railway station to be provided. The station is the subject of ongoing study with Network Rail in the context of broader improvements to the East Coast Mainline and accordingly is not included in this OPA, or taken into account in any of the assessments supporting the application including the EIA. Likewise this OPA does not rely on the station being present in any way.
- 2.6. All parameters and assessments take account of the impacts and reflect the design of the permitted Enterprise Zone Enabling Development (including gatehouses) (reference 11/02094/FUL), but assess further works to the Boulevard Gateway access over and above the permitted scheme to provide additional highway capacity as envisaged in the documentation supporting this application.
- 2.7. All parameters and assessments also take account of the impacts and reflect the design of the proposed Incubator Unit and associated parking and access within the Enterprise Zone, together with the application for the reuse of two existing buildings for a Materials Recovery Demonstration Centre.
- 2.8. U&Cs aspiration for Alconbury Weald is to create a great place where people work and live within attractive landscapes. U&C is committed to providing strong and fast connections with Huntingdon, Peterborough, Cambridge, London and beyond through enhanced road, bus and cycle networks.

POLICY CONTEXT

- 2.9. Government policy and guidance encourages community engagement as part of the planning system, in terms of developing local plans and informing specific development proposals. The most relevant documents are:
 - The Localism Act, 2011
 - National Planning Policy Framework (NPPF), March 2012
 - Huntingdonshire District Council Core Strategy, adopted September 2009
 - Huntingdonshire District Council Development Management DPD, Proposed Submission 2010
 - Huntingdonshire District Council Statement of Community Involvement (SCI), 2006
 - Other Material Considerations (PPS1)

The Localism Act, 2011

- 2.10. The *Localism Act 2011* has resulted in significant amendments to legislation relevant to the Application Site, including (but not limited to) the *Town and Country Planning Act 1990*, the *Planning and Compulsory Purchase Act 2004*, the *Planning Act 2008* and the *Local Democracy, Economic Development and Construction Act 2009*.
- 2.11. Of particular relevance to this SCI It is the intention of the 2011 Act as set out in the Explanatory Notes (Summary and sections 109, 110, 115, 122 of Part 1) to:
- a) provide greater powers to councils and neighbourhoods, providing local communities with more control over housing and planning decisions; and
 - b) place a statutory requirement on developers to consult local communities before submitting certain planning applications.

National Planning Policy Framework (NPPF), March 2012

- 2.12. The Government's approach to land use planning through the NPPF sets out the economic, environmental and social planning policies for England. All policies set out in Planning Policy Statements, Minerals Planning Statements, Planning Policy Guidance Notes and Minerals Planning Guidance Notes have been integrated into this single document
- 2.13. The policies within the NPPF articulate the Government's vision for growth in the context of sustainable development. The NPPF is committed to early engagement with stakeholders and the community. In paragraph 56 it is stated that "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community".

Adopted Huntingdonshire District Council Core Strategy, September 2009

- 2.14. In the adopted Core Strategy 2009 the Council is committed to promoting safe, vibrant and inclusive communities and recognises that an important element of this is to provide opportunities for people to be involved in development proposals (para. 4.16). "By encouraging community engagement the Council is also helping to promote community cohesion as people come together to have an input in the decision making process."

Huntingdonshire District Council Development Management DPD, Proposed Submission 2010

- 2.15. Policy H3 '*Adaptability and Accessibility*' states that the location and design of development should consider the requirements of users and residents that are likely to occur during the lifetime of the development. In paragraph 4.17 it is stated that major developments should be informed by early consultation with potential users.

Huntingdonshire District Council Statement of Community Involvement (SCI), 2006

- 2.16. The Statement of Community Involvement sets out how and when people can participate in the development of planning proposals. It is necessary for major developments to demonstrate that there have been opportunities for local communities to get involved in the planning and design of development proposals in accordance with the SCI. Major developments are encouraged to discuss their ideas with local residents, interest groups and statutory consultees (para. 4.5) and a statement outlining the consultation and the outcome should be submitted with the application (para. 4.7). In Appendix 1 a non-exhaustive list of statutory consultees is provided that should be consulted if the subject matter is likely to be relevant to their interest.

Other Material Considerations

- 2.17. The process of consultation on proposals for Alconbury Weald commenced in 2010 prior to the development and publication of the NPPF. At that time Planning Policy Statements and Guidance were in force and referred to as a baseline for consultation requirements. To this end it is therefore relevant to identify:

Paragraph 11 of PPS1 supports the "early engagement of all stakeholders in the process of plan making and bringing forward development proposals [which] helps to identify issues and problems at an early stage and allows dialogue and discussion of the options". Paragraph 12 of PPS1 further explains how "pre-application discussions are critically important and benefit both developers and local planning authorities in ensuring a better mutual understanding of objectives and the constraints that exist. In the course of such discussions proposals can be adapted to ensure that they better reflect community aspirations [...] and address all the relevant issues". By adopting a "positive attitude towards early engagement in pre-application discussions [,] formal applications can be dealt with in a more certain and speedy manner and the quality of decisions can be better assure".

WHAT IS THE STATEMENT OF COMMUNITY INVOLVEMENT?

- 2.18. As set out above the involvement of the community in development proposals, in particular in those of major scale, is at the heart of both national and local policy guidance. As set out in HDC's SCI the approach towards community engagement and the results should be presented in a report that is to be submitted together with the planning application.
- 2.19. This report does exactly that: It sets out how the public and stakeholders have been involved in the development of the proposals and how the responses that were received have influenced the scheme.
- 2.20. The document does not seek to include the fine detail of every discussion and every meeting during that period. What it does do, however, is summarise U&C's approach to consultation and engagement, the phases involved in the gradual evolution of a masterplan and the Outline Planning application, and how important decisions to adjust the application have been arrived at.

3. CONSULTATION APPROACH – OUR METHODOLOGY

3.1 The following section outlines U&C's principles of engagement, methods employed, processes undertaken and individuals involved.

U&C'S PRINCIPLES OF ENGAGEMENT:

3.2 In engaging with the public and stakeholders, U&C set itself the following overarching principles of engagement:

- Be open and transparent: being clear with stakeholders about the site, the opportunity, and how they can have their say in developing the scheme.
- Respect neighbours: U&C approached consultation with neighbours in the same way as U&C would have wanted to be consulted itself.
- Support the local democratic process: U&C has worked through the democratic structures to engage with Parishes, the District, the County, MPs and Government at all levels.
- Listen, learn and respond: valuing the fact that local expertise would play a vital role alongside the technical and professional project team. U&C has listened and acted upon the feedback received, strengthening the evolution of the application with each step.
- Be part of the community: Urban&Civic have got involved with a number of local organisations and charities, supporting causes relevant to the project and their own values, which has enabled them to be part of the local communities.
- Use appropriate means and material to share information and engage audiences effectively: U&C's consultation has combined formal and informal meetings and briefings and been conducted through presentations (with powerpoint or maps and pictures), question and answer sessions, workshops, discussions, exhibitions, printed material, radio and media interviews, etc – as appropriate to the audience.

CONSULTATION STRATEGY

3.3 U&C's consultation strategy, informed by the principles above, was to engage with all stakeholders with an interest in the proposals and the interested public, as well as seeking specific input from representative groups who might not naturally get involved, but who the team and partners felt should be engaged. The purpose of the

consultation was to discover as much as possible about the main opportunities and issues identified by the community and stakeholders. To ensure that local people and stakeholders were consulted as effectively as possible, the following steps were taken:

- Stakeholder Mapping & developing appropriate engagement
- Community Liaison
- Developing Strong Working Relationships and Local links
- Open Site policy
- Design Enquiry
- Targeted engagement with specific groups

3.4 These steps are set out in more detail below.

Stakeholder mapping & developing appropriate engagement

3.5 Early in the process the team identified all potential stakeholders and created a consultee database. This information was then used to identify and prioritise people and groups to meet and work with, and to send clear, helpful and easy to understand information to all stakeholders in line with the consultation principles.

3.6 The mapping enabled us to develop appropriate channels to ensure the right level of dialogue with key groups. Some channels were developed specifically with groups to provide the level of engagement and information provision they felt they needed. These included:

- Setting up the Joint Parish Council Liaison Group to bring together representatives from all of the neighbouring parish councils for regular briefing and discussion about the site. This enables the Group contacts to feedback to their wider parish councils, and request additional information, support or presence from Urban&Civic at local parish council meetings as required.
- Setting up a range of timed briefings with the senior teams within the LEP, Cambridgeshire County Council, Peterborough City Council, Huntingdonshire District Council, as well as specific meetings for District and County Councillors whose wards cover the site area. This also enabled us to check our information provision to their constituents and answer specific issues raised to them as democratic representatives.

- Setting up meetings with local MPs Jonathan Djanogly and Shailesh Vara to ensure they had the information they needed and to respond to their feedback and questions from local constituents.
- Taking part in the Huntingdon Neighbourhood Forum

3.7 Discussions were held with local groups connected to themes and technical aspects of the development of the site. This work was done through existing groups and meetings, and taking the opportunity to brief and update them on issues, as well as becoming involved in local discussions and issues. For many groups this this also involved a specific site visit, tour and talk through the plans for the site. These include:

- Huntingdonshire Chamber of Commerce
- Huntingdonshire Manufacturers Association
- Huntingdon Town Partnership
- Cambridgeshire and Huntingdonshire Travel for Work Partnership
- Stukeleys Heritage Group
- Huntingdonshire Neighbourhood Forum
- Huntingdonshire Association for Tourism

3.8 We also developed a series of information channels through which we could keep people updated about the development, including;

- Regular inserts into parish newsletters and magazines
- A project website
- An e-newsletter
- A Twitter account
- Regular updates in the Hunts Post and News&Crier
- Regular updates and interviews on the Huntingdon Community Radio
- Targetted advertising and profile-raising through sponsorship and partnership initiatives

Community Liaison

3.9 A project liaison officer – Rebecca Britton – was appointed by U&C in April 2011 who is based at Alconbury Weald and is the first point of contact for members of the public and stakeholders. This appointment sought to ensure the continuity of public engagement.



Rebecca co-ordinates contact formally and informally with the local parish councils and community groups, local media, and local politicians and organisations, ensuring a consistent and accessible flow of information and an access point through to the wider technical or corporate team on specific issues. Rebecca also supports the technical development of the plans, the economic strategy in relation to skills business development and career aspiration; and the heritage strategy by representing and feeding back local partner views within the design team structure. A main focus of this work has been feeding into the development of social and community infrastructure plans and the economic strategic in relation to skills, business development and career aspiration.

Developing Strong Working Relationships and local links

3.10 The key relationships developed through the course of the last two years have been the links with the Parish Councils and through them to wider initiatives within the local parishes. Among projects and work which stem from these relationships are:

- Stukeleys Allotment project: working with the Stukeleys to meet a local need for allotment space, and developing with a newly formed allotment society an innovative design for community allotments and woodland.
- Ermine Street Planting: working with the Stukeleys and Alconbury to develop a tree planting scheme to improve the fenced length of the site along Ermine Street.



- Ermine Street Traffic Group: setting up a group which brings together the Police, local authority transport teams, and Alconbury and Stukeleys Parish Council to address local traffic concerns and speed and flow of traffic along the nearest roads to the site. This will feed into the longer term traffic planning around the site,
- Footpath development: at the request of Stukeleys Parish Council, U&C have undertaken work to realign Footpath 11, manage access to Bridleway 10 and prevent illegal use of the ROW by vehicles
- Supporting specific asks of the parish councils for example funding asks for Alconbury Weston and Abbots Ripton summer fetes.

3.11 U&C have also worked with local business groups to understand local economic challenges, ensure the Enterprise Zone is developed in a way which benefits local businesses and to work with local business groups to develop skills and career aspirations within the local area. Work so far has included:

- Being on the board of the Huntingdonshire Chamber of Commerce, and among other things playing a leading role in organising and taking forward actions from the Huntingdonshire Open for Business Skills event in March

2012, as well as working to build links between businesses and local schools.



- Working with the Huntingdonshire Manufacturers Association and St Neots Manufacturing Association to support their need for skills development in the area; including facilitating and hosting a series of Employability Days for local schools to inspire them to think about careers in manufacturing and business. This project also involved the Huntingdonshire Secondary Education Partnership with whom we have worked closely – and continue to work – to build links between businesses and schools and to support timely and aspirational interventions, guidance and support.
- Working with the Huntingdon Town Partnership Board to support the plans to continually improve the Town Centre offer to the local area, and the BID Huntingdon project.

3.12 U&C have developed a series of relationships with local community groups and the Neighbourhood Forum partly to ensure that areas of Huntingdonshire not directly adjacent to the site are able to input to this scheme, and to ensure those who might not directly get involved with consultation events are able to input their views. This work included:

- Being involved in a piece of work led by the District Council to engage young people in Neighbourhood Forums, by working with local schools to get their views on future development of the area. The work included preparatory workshops with schools, a combined Neighbourhood Forum workshop on

future development in the area – with a focus on Alconbury Weald, and feedback to the next Forum meeting.

- Involvement with an engagement project being piloted in North Ward, as part of a broader Government initiative to create active communities. Urban&Civic supported Roots Solutions with initial funding and are involved in the feedback currently being gathered about projects communities on the Oxmoor want to undertake.
- Urban&Civic have also been in discussion with St Barnabas Learning Centre and the County Council locality team about local needs to provide employability training, skills and training support and advice for business start-up. Discussions have been focussed on opportunities to work in partnership with them to target those with most barriers to employment and deemed to have “low aspirations”. By engaging directly with partners and individuals, we hope to develop a system that is fit for purpose for their use, and enables real transformational change not just to the local economy, but to local people who face the most barriers to playing an active role in the local economy and local community.



3.13 Supporting the broader drive for upskilling local communities both to facilitate the Enterprise Zone, but also to ensure we maximise the benefits it's development can bring in transforming the local economy, U&C have developed close working relationships with the Jobcentre Plus, Huntingdonshire Regional College, Huntingdonshire Secondary Education Partnership – supported by the District Council

and the LEP. These relationships are critical in our plans to develop a jobs portal, supported by training opportunities, and linked to short, mid and long term work with schools to support career aspirations and opportunities (see Economic Strategy).

3.14 In our work with local schools we have also started to develop future projects linked to curriculum and personal development opportunities for students. For example Abbey College has become a partner in the project to capture the history of the site, and having trialled a social history video project for the September design Enquiry Event, will now work with U&C to develop a social history project to capture local people's memories of the site through the Second World War and Cold War.

3.15 Alongside this partnership work, Urban&Civic have supported a range of local groups and organisations which have enabled us to be a part of the local community and to raise our profile and share information about the project to new and different audiences. This includes:

- Sponsorship of Huntingdon Rugby Club and funding to support their facilities in their current location, as well as having a longer term conversation about potential to relocate them to the site.
- Support of Alconbury Colts Football Club and provision of training tops for the youth teams
- Support for Huntingdon Youth Club's Fusion holiday scheme – which was on the brink of closure following funding cuts
- Support for Alconbury Youth Club – which similarly had suffered from cuts, and now has a business plan to achieve self-sufficiency over the next 2 years
- Support for Huntingdonshire Community Nursery, with the provision of additional staff – linked to our recruitment of a tree ranger – and funding to expand the nursery to provide income through growing trees for the site, as well as the provision of electricity supply to their classroom.



- Supporting a project with Alconbury Primary School to establish an Outdoor Learning Centre – providing expertise in the design of the site and resources to support its delivery. We have also supported the costs of maintaining the schools' significant ICT investment.
- Supporting the Hunts Vol Forum Annual General Meeting
- Support of the Mencap Charity Cricket Match in Alconbury
- Supporting the Shakespeare at the George programme
- Supporting Huntingdon in Bloom and offering expertise and support to local schools involved in the project.
- Supporting the Huntingdonshire Male Voice Choir



- Supporting Young Lives financially, and working in partnership to consider how the development can support young people into work and assist them in setting up their own business.
- Supporting Hullabaloo, through hosting the 10k run in 2012, and offering to be a long term venue for the run.
- Supporting the Moor News – a community newsletter for the Oxmoor estate, which had ceased due to lack of funding.
- Supporting the Huntingdon Community Radio
- Supporting the Huntingdonshire Business Fair
- Supporting the Huntingdon Riverside Gala

Open Site Policy

3.16 From the start U&C considered it essential to be as accessible and open as possible. The size and scale of the site – and the way in which it fits into the landscape – can only be appreciated when you see it and the previously closed nature of the site

means many people have not been on the airfield. The Urban&Civic office on-site is a physical point of contact for local residents, stakeholders and anyone wishing to visit the site. This office has organised a number of briefings and tours for local groups, including CPRE, Stukeleys Heritage Group, Alconbury Neighbourhood Watch Committee, Jobcentre Plus local team, Regional College local team, Hunts Voluntary Forum, Manufacturing Association and a series of students groups from local secondary schools. The offer of a tour of the site is made frequently and consistently in communications to ensure that people know they can come up and see us and take a tour whenever they need to.

- 3.17 The feedback from the discussions and projects undertaken have all fed into the Outline Planning Application and will continue to feed into future development plans for the site.
- 3.18. These relationships and processes have been managed alongside the more formal and quantitative consultation carried out with both specific technical stakeholders and the wider general public in the Design Enquiry. What is clear from the analysis of the feedback, is that many of the points raised remain consistent across informal and formal discussion, quantitative and qualitative analysis. The next section of this report focuses on the Design Enquiry process.

Design Enquiry

- 3.19. U&C held a Design Enquiry into the development of Alconbury Weald between the 23rd and 27th September 2011.
- 3.20. The Design Enquiry was designed around an intensive period of work to look at options and challenges, and collectively develop an approach which responds positively to local circumstances.
- 3.21. This event was organised when the master plan was mid-way through development: with initial surveys and planning discussions having enabled the team to outline an overall vision for the site, but with the flexibility and time to include and respond to ideas and concerns.
- 3.22. The four day event comprised presentations, an exhibition with interactive display material, working groups and workshops. A range of opportunities were provided for members of the public and stakeholders to provide feedback to the consultant team and influence how the future development of the scheme.

Targeted Engagement

3.23. During the consultation process U&C have also identified and targeted specific groups of people to understand their views on the development proposals for Alconbury Weald. This includes:

- working with young people: following up on discussions with St Peter's School Council and the Huntingdon Town Youth Council, U&C are looking to continue an engagement project with St Peters and Sawtry schools, as well as with local uniformed youth groups.
- working with North Ward: working with the locality team, U&C are involved in Roots Solutions and the Moor News, to ensure that the voice of neighbours in the north of Huntingdon are included. This is particularly to ensure the potential for transformational employment opportunities is made.
- working with families and women: U&C are in discussions with the WI to ensure that as the development gets into more detailed discussions issues raised by women are taken into consideration.
- working with the unemployed: U&C are carrying out pilot employability schemes to enable them to understand better the barriers local people without jobs face, and how to support them into opportunities as part of the development roll-out. This will compliment discussions with JCP and HRC, and is being facilitated by a range of local partners and Groundworks social enterprise
- working with all parties: most of the political representation in the local area is Conservative to ensure both good information sharing and robust challenge, U&C have actively engaged district and county representatives of the Liberal Democrats and Labour.
- U&C have also worked with specific interest groups, such as the CPRE and ACRE to look at issues of sustainability and rural identity, and to ensure a shared understanding of good and bad practice of development and community facilities.

- U&C have worked with faith groups both to understand lessons learnt within those working with communities across the local area, and to help develop the right approach to faith space on the development.

4. THE DESIGN ENQUIRY

- 4.1. Given the importance of the Design Enquiry, this section focuses on the objectives of the event, the key parties involved, the process and the outcome.

WHY HOLD A DESIGN ENQUIRY?

- 4.2. The purpose of the Design Enquiry was to engage as many people as possible in a proactive way in the evolution of the master plan.
- 4.3. A Design Enquiry is a recognised best practice method of enabling a range of technical experts, statutory authorities, stakeholder organisations and members of the public to input views and ideas into a developing master plan before it is submitted as a planning application. It comprises an intensive period of work in which options and challenges are assessed and suitable solutions identified. The key is to collectively develop an approach which responds positively to the local circumstances.

WHO WAS INVOLVED?

- 4.4. The Design Enquiry was organised by U&C with the help of its consultant team. Beside the client and consultant team, stakeholders comprising more than 100 representatives from Huntingdonshire District Council, Cambridgeshire County Council and a range of organisations and partners (e.g. police, English Heritage, Natural England, Highways Agency, Huntingdonshire Manufacturers Association, Cambridgeshire Chamber of Commerce, local partnerships and voluntary and community groups such as the Hunts Forum, Huntingdon Secondary Education Partnership and parish councillors) attended a series of technical workshops. In addition nearly 2,500 members of the public took the opportunity to come to an open day to learn about the proposals and provide their feedback.

THE PROCESS

- 4.5. U&C held the Design Enquiry between the 23rd and 27th September 2011. The event comprised presentations, an exhibition with interactive display material, working groups and workshops. A range of opportunities were established for members of the public and stakeholders to provide feedback to the consultant team and influence how the future development of the scheme.
- 4.6. In the lead up to the Design Enquiry a series of briefings were held with Officers and Members of Huntingdonshire District Council.
- 4.7. In addition, a series of pre Design Enquiry presentations were held with individual parish councils and the wider communities they represent. These were attended by

over 200 people. The format of these events was agreed with the Joint Parish liaison Group and consisted of a presentation and Q&A session about the broad vision for the development and the detail of the Design Enquiry. Three events were held in Great Stukeley for residents of Great and little Stukeley, in Alconbury Sports & Social Club for Alconbury and Alconbury Weston residents, and in Abbots Ripton Village Hall for Abbots Ripton and Wood Walton residents.

4.8. The public day of the Design Enquiry was designed to attract a wide demographic with a range of elements to ensure a family appeal (including ferris wheel, refreshments and bouncy castle). It was widely promoted through a range of different media, in order to ensure the maximum coverage and penetration. The following methods were applied to ensure that the widest possible population were aware of the opportunity.

- A number of timed press releases were issues to local, regional and national media.
- The event was advertised in the Hunts Post in the form of a 'wraparound' the weeks before the Design Enquiry to ensure maximum impact. The circulation of the paper is some 40k. Adverts were also taken out in print media across the surrounding area of Huntingdonshire, Cambridge, and parts of Fenland and South Peterborough,
- Posters were placed on local notice boards, sent to businesses including pubs, shops, newsagents and post offices, as well as being put up in local schools and featured in parent bulletins,
- Promotion of the event through local and regional media in the form of BBC Radio Cambridgeshire, Huntingdon Community Radio and BBC Look East. (The event was even mentioned on BBC Radio 2). All of these features took place in advance to ensure maximum awareness.
- Letters were sent to residents of local villages to ensure that all were aware of the Design Enquiry, the nature of the process and their opportunity to engage.
- The Alconbury Web site was established in June 2011 and carried information about the Design Enquiry. Following the Design Enquiry the website carried the exhibition material and invited additional comment/ input. During the month after the Design Enquiry there were over 600 visits to the website with 106 to the interactive section. In total, since the Design Enquiry, there have been 677 visits to the interactive section and over 4,000 visits to the website.
- Importantly, and in line with U&C's sustainable principles for the future development of Alconbury, free buses were provided throughout the public days of the Design Enquiry serving local villages and Huntingdon Town Centre.

4.9. For more information, a copy of the Design Enquiry Report is included within the Appendices. Copies of the letters sent, posters and flyers can be found at Appendix A and at Appendix B are the press releases.

4.10. A summary of the four days of the Design Enquiry is set out below:

Stakeholder Workshops

4.11. Friday the 23rd September was a day of Stakeholder Workshops bringing together more than 100 stakeholders to concentrate on the master planning and design opportunities presented by the site, its constraints and provided a general opportunity to discuss the general approach to the development. These discussions were both topic based and open in nature and a number of groups have continued to meet to discuss issues following the Design Enquiry.

4.12 The comments and ideas raised from these workshops have been interpreted and included in the Outline Planning Application and concerns mitigated [where possible]. A table setting out the key issues raised and the application response is set out at Appendix G.



Design & Discovery Day

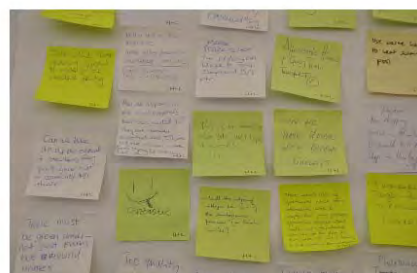
4.13. Day 2 of the Design Enquiry saw the site opened up to the public. On Saturday the 24th September, over 80 metres of interactive display material was set out to articulate the emerging vision for the site. Nearly 2,500 members of the public took the opportunity to come and discuss the future for Alconbury and to share their views and aspirations. More than 150 comments on the proposals were made via post-it notes on the displays themselves - a number of which are reproduced throughout this document. 400 people also floated their thoughts in the hangar attached to helium balloons and more than 50 people filled in questionnaires.

4.14. Over 30 people from the Project Design Team - including all Urban&Civic staff - and officers of Huntingdonshire District Council were on hand at all times to go through the proposals, explain the vision and take comments.



Analysis of Issues & Feedback

- 4.15. Day 3 brought the project design team together to distil the messages that had been heard and to focus on potential responses for the masterplan. It was clear from the comments that the proposals had received a generally positive reception. There were a number of areas of interest including the importance of recording the history of the site, the importance of the landscape to future plans, the need to secure economic benefits and jobs for local people, the importance of ensuring that adequate plans are being made for transport and to work with local groups and clubs.
- 4.16. Finally, on the evening of Day 4, the site was once again opened up to the public as an opportunity to come and hear the feedback from the Project Design Team and also as a second opportunity to comment on the vision and proposals. The final presentation drew around 150 people to the airfield and incorporated U&C's 10 Design Enquiry Pledges.
- 4.17. A summary of the displays, the feedback, and Urban&Civic's response to the feedback was produced and circulated to stakeholders, all residents within the neighbouring villages as well as being promoted on the website and through local media. In all more than 3000 copies were distributed, with additional copies being available from all subsequent public events supported or hosted by Urban&Civic.



THE OUTCOMES

4.18. The key outcomes of the Design Enquiry process can be summarised as follows:

- Better informed and engaged stakeholders – the Enquiry explained the scheme and its vision to a greater level of detail than had previously been articulated.
- Improved understanding and trust – achieved through transparent and collaborative team working
- Strengthened dialogue – the Design Enquiry both strengthened existing dialogue between U&C and stakeholders as well as added new relationships to U&C's overall stakeholder and community contact.
- New ideas – U&C benefited from new insights, ideas and technical/local expertise which could be used to strengthen the plans.
- Agreed solutions – by discussing issues and challenges that affected multiple stakeholders in workshop and group sessions, a consensus could be reached on how best to address cross-cutting themes. The Design Enquiry format helped bring people together to discuss and work towards shared and agreed solutions.
- A stronger Outline Planning Application – a better-defined and more developed approach to the development of Alconbury Weald was a core output from the Design Enquiry.
- Momentum with which to move forward – the Design Enquiry continued the momentum of the planning process which has been highly beneficial in moving the proposals forward towards an Outline Planning Application.
- U&C were able to make 10 pledges as a direct response to the Design Enquiry feedback which have underpinned the Outline Planning Application. These pledges are:
 1. Plant over half a million new trees across the site starting Winter 2011-12
 2. Bring forward an enabling application during 2011 to start the Enterprise Zone
 3. Maximise the jobs on site for local people, working with Jobcentre Plus and Huntingdonshire Regional College
 4. Create a Southern Gateway to connect to Huntingdon Town Centre

5. Actively participate in the regeneration of Huntingdon Town Centre
6. Give long term legal protection to the major parks and public spaces, including a permanent green shield for the Stukeleys
7. No vehicular connections through Owl End and Green End (Great Stukeley) and no private vehicular connections through Clay Lane (Abbots Ripton)
8. Record and publish the social history of the airfield and incorporate physical elements of its past
9. Provide long term facilities for local sports teams and clubs
10. This is not the end of the consultation process

4.19. Further details on issues at the Design Enquiry and the response from the Design Team are set out under the key findings at section 6 of this report and in the Design Enquiry Report at Appendix E.

5. KEY FINDINGS

5.1. During the two years of consultation and community engagement, there have been myriad points raised and information gleaned. These have all been used to shape, inform and improve U&C's planning proposals. The following section identifies a range of comments and concerns raised by members of the community at the Design Enquiry and highlights how they have fed into the development of this Outline Planning Application.

PUBLIC CONSULTATION FINDINGS

5.2. In addition, set out at Appendix G of this report is a summary of the feedback from the Technical Stakeholder Workshops of the Design Enquiry and U&C's response to that feedback.

5.3. Feedback from the Public at the Design Enquiry was captured in a number of ways as follows:

- A comments form was provided to all attendees. This did not ask specific questions, rather sought views and comments from individuals on what they had seen (see appendix D).
- Post it notes. All attendees were provided with post it notes and pens and invited to leave comments by sticking their views to the relevant part of the exhibition in the boxes as provided.
- 'Floating' their ideas / comments on tags attached to helium filled balloons in the Design Enquiry venue. These were then collected and collated.
- Via direct discussions with the U&C team and their consultants.
- Via the web site. The comments form was available on the Alconbury website for a further month after the event for additional comments /feedback.

5.4. 87 positive comments were received, the majority of which support the principles in general. Significantly more positive comments were received verbally about the nature of the proposals. More specifically support is expressed for the proposals for footpaths and cycle routes (12%), low density housing (10%) and the mix of energy supplies, in particular renewables (25%). Other points that found the support of the public include the woodland, level of open space provision, idea of self-build plots, good use of existing buildings, provision of a railway station, provision of a cricket pitch, and bridleway provision.

Comment	Number of Respondents
Some great ideas	21
Support for footpath and cycle routes	10
Support for low density housing (don't want another Hampton or Camborne)	9
Support a mix of energy supplies	3
Solar	6
Wind	5
Geothermal	3
Combined Heat & Power (CHP)	2
Waste	2
Lots of excellent woodland	3
Support the level of open space provision	4
Love the idea of self-build plots	3
Hope vision becomes a reality	4
Good use of existing buildings (help maintain the heritage of site)	2
Provision for a railway station is a good idea - we really need it	2
Support provision for cricket pitch	2
Great opportunity for Alconbury to be a site of best practice for sustainable use of natural resources	1
Pleased to see that Grange Farm is to be predominately parkland	1
Development will be a great 'boost' to the area	1
Support bridleway to connect the villages	1

Table 5.1. Positive Comments Received

5.5. 91 responses were received expressing concerns or criticisms of the proposals. Over a third of these responses were concerned with the traffic generation and the impact on the existing road infrastructure (33%). The other main concerns raised related to Clay Lane (11%) and impacts upon local services such as doctors, hospitals, police, fire etc (11%). Other issues that raised concerns include the use of Owl End as a cycle track, the design of the buildings, the transport hub, infrastructure provision, future maintenance, noise (in particular construction noise), railway station, mix of housing (too many low rent housing), status of other neighbouring developments, impacts upon surrounding villages, issue of "displacement", security, retail, sense of community, railway station's impact on SSSI, light pollution, commercial buildings being too close to Ermine Street.

Comment	Number of Respondents
Concerns over traffic generation and impact on existing road infrastructure	30
Clay Lane should not be used for vehicular access (cycle and pedestrian only)	10
Concerns over development's impact on local services (doctors, hospitals, police, fire)	10
Owl End should not be used as a cycle track	4
Dislike the design of buildings – this development is horrible	3
Transport hub is unrealistic – cannot justify a railway station	4
Address infrastructure/transport issues before development commences	4
Concerns over future maintenance	4
Concern about noise from development, particularly during construction	2
Solar panels are ugly and don't work well	2
Railway station should not become a parkway	2
More mid to high end housing. Area has enough low rent housing.	2
Concern over status of other neighbouring developments (Ermine Street)	2
Concerned about how the development will impact on surrounding villages	2
The issue of 'displacement' needs to be addressed	2
Questioned what measures would be taken to prevent unauthorised access once security fencing removed?	1
No shopping centre – it will kill off the shops in Huntingdon	1
How will you help develop a sense of community identity and belonging?	2
Concerned about railway station's impact on SSSI	1
Concerned over light pollution	1
Commercial buildings are too close to Ermine Street	1
Do not need another large scale housing development	1

Table 5.2. – Concerns and Objections Received

5.6. 198 queries and other comments were also made, many of which included positive suggestions for additional elements to be considered in the future of Alconbury. There was significant interest in the provision of sports facilities (e.g. rugby club, leisure centre/sports hall, baseball, archery, skate/skate park, BMX, lacrosse, basketball, rockwall, bowls & ice skating, football pitch, golf course) (34 responses), more shops (10 responses), provision of more parking spaces (11 responses), provision of good transport links (8 responses), provision of secondary schools (8 responses), provision of reasonably sized gardens (6 responses), to use hangers for sports, swimming pool and events (6 responses), provision of facilities for the elderly (6 responses), need for a strong design code (5 responses), eco-friendly buildings and modern design (4 responses), provision of good jobs and training/apprenticeship opportunities (5 responses) and integration of heritage into the scheme (5 responses). Other suggestions include provision of affordable housing, facilities for older children, ten-pin bowling alley, adventure playground/play park, district heating, protection of open space and wildlife/habitats, link to Cambridgeshire Busway, museum dedicated to history of the site, conference centre, water sports facilities, zoo, allotments, larger homes, retain more of runway, helicopter business

connection, bike rental scheme, provision for faith groups, amusement park, self build plots, opportunities for local food production etc.

Comment	Number of Respondents
Would like to see space for less traditional sports (baseball, archery, skate, BMX, lacrosse, basketball, climbing wall, bowls & ice skating)	12
More shops	10
Need more car parking spaces	11
Provisions should be made for rugby club	9
The development site depends on good transport links	8
Any secondary schools?	8
Want a swimming pool	8
All houses should have reasonable sized gardens	6
Use hangers for sports, swimming pool and events	6
Want a skate park	6
Provision should be made for a leisure centre/sports hall	7
Provisions for local food production? i.e. community farm	7
Need to consider services/facilities for the elderly, including retirement homes	6
Need to develop strong design codes	5
Develop eco-friendly buildings/modern architecture – ‘no Barratt boxes’	4
Need some good jobs in the area, including training and apprenticeships	5
Heritage should be integral to the development of the site	5
Affordable housing should be given priority (to rent and buy)	3
Need to consider facilities for older children (teenagers)	3
Want a ten-pin bowling alley	3
Want a adventure playground/play park	3
Open space and wildlife/habitats in the proposed development strategy need protecting from future development	3
What provisions are there for faith communities?	3
Site should link to Cambridgeshire Busway	2
Consider the use of CHP for domestic and non-domestic	2
More parkland should have bridleway access	2
Museum dedicated to the ‘history of the site’	2
Should be green spaces around homes to allow for outdoor play	2
Should consider conference centre, help attract companies	2
Water sports	2
Want a zoo	2
How will you help develop a sense of community and belonging?	2
Should keep more of the runway	2
Would like a golf course	2
Will the development require rail freight?	2
Will there be allotments?	1
Want a football pitch	1
Should build exclusive homes in larger plots on the edge of the development site	1
What kind of companies will be located at site? Manufacturing or services?	1
Will there be a helicopter business connection?	1
Would like to see a ‘bike rental’ scheme (Boris Bikes)	1
Should consider a forest gardening approach to woodland	1
What is to stop companies leaving after 5 years and benefit from reduced business rates?	1

Potential for an 'Alton Towers' style amusement park?	1
Should use local architects	1
Maximum of 5 plots for local builders	1
Protect as much wildlife and habitats on site as possible	1
Potential for underground garages?	1
Will adjoining villages be part of the development process? i.e. parish councils	1
What are you going to do to support/encourage the use of community facilities?	1
Proposed housing density is too low to support facilities – will encourage car usage	1

Table 5.3. Queries and Other Comments Raised

5.7. The tables above set out the summary of comments raised. The following table highlights how these have been distilled and fed into the Outline Planning Application

ECONOMY & ENTERPRISE	HOW THIS IS REFLECTED IN THE OUTLINE PLANNING APPLICATION
How will displacement be avoided? What is to stop companies from leaving after 5 years and benefit from reduced business rates?	U&C have sought to address this concern prior to the submission of the Outline Planning Application by agreeing a memorandum of understanding with the LEP. The MOU puts in place a joint mechanism to target businesses that can deliver genuinely additional growth. The MOU is appended to this SCI.
Where are the markets for the types of employment that you are talking about?	<p>In support of the Outline Planning Application significant research has been undertaken into the potential to attract new investment. The approach seeks to build on three elements. Firstly supporting start ups and the growth of existing businesses which we know are struggling to find suitable space.</p> <p>Secondly, to maximise the benefits of the location to establish additional businesses linked to current sectors in Huntingdonshire and the LEP area which we know are continuing to grow.</p> <p>Finally to bring in major new investment. Works to date suggest that the location of the site, the surrounding infrastructure, the EZ designation and, critically, the potential to deliver a wider offer with housing and open space and facilities all put Alconbury in a very strong position. The master plan approach includes provision for a range of flexible employment space that can respond to opportunities and is supported by housing and other uses in a fully integrated manner.</p> <p>The Economic Strategy sets out the analysis in greater detail along with the socio economic chapter of the Environmental Statement. A number of recommendations are set out many of which have already begun.</p> <p>Following a branding exercise for the site, a programme of international marketing will commence on the back of the Outline Planning Application and EZ.</p>
What kind of companies will be located on site? Manufacturing or Service Industry? Should not	The Outline Planning Application sets out a balanced approach to employment on the site. It includes a range of employment

just be offices	<p>uses including, light and general industry, research and development and offices and provides for a range of spaces.</p> <p>We are working with the LEP and HDC to support their ambitions for the area and the OPA contains the flexibility to respond to a full range of employment needs</p>
Need access good jobs in the area, including training and apprentices.	<p>U&C are committed to the delivery of local opportunities. The Outline Planning Application includes education and training facilities on site. In addition, the Economic Strategy describes how we will work with local partners, communities and skills providers in delivering direct benefits in this respect. This includes:</p> <ul style="list-style-type: none"> - Ensuring a procurement process which is favourable to local companies of all sizes, and targeting them with opportunities to work on site - Setting up a jobs portal to support local people finding work during the development stages, and with companies coming to the site - Supporting the job seeking options with clear access to training and support for those with barriers to employment - Working with contractors and new businesses on site to build in apprenticeship schemes, placements and other opportunities for local people to upskill - Working with local schools to improve career aspirations and ensure people are aware of the local, technical and professional opportunities which the development and the EZ will provide.
Need to remove barriers to investment .e.g. Local Development Orders (LDOs)	<p>As part of the EZ designation it is possible to prepare a simplified planning process. HDC and the LEP are committed to the delivery of employment space at Alconbury Weald and will deal with employment applications expeditiously. All parties agree that the OPA is the best way to review and determine the broader mixed use proposals for the site.</p>
How will you ensure that the benefits of investment at Alconbury are felt in the wider area?	<p>U&C are committed to ensuring that the economic benefits of Alconbury are felt locally. As stated above, the master plan incorporates consideration of space for new and growing local businesses. We are working with local skills providers and have included details of this in our Economic Strategy and we are committed to the development of a contracts brokerage scheme on similar lines to ensure business can go to local firms as the site is developed and serviced.</p> <p>Within the Enterprise Zone the growth in business rates will be captured by the LEP to reinvest in projects across the area for a period of 25 years.</p>
TRANSPORT	HOW THIS IS REFLECTED IN THE OUTLINE PLANING APPLICATION
Infrastructure / transport issues should be addressed before development commences.	Infrastructure and transport related matters are being assessed, in support of the Outline Planning Application and the approach has been agreed at all stages with Cambridgeshire County Council, HDC and the Highways Agency.

	<p>As part of this process the assessment work is being recorded and reported formally in the following documents being submitted with the planning application – Transport Assessment, Travel Plan and Transport Chapter of the EIA. These will be agreed as part of any planning consent with the relevant Approving Authorities and Stakeholders. This work and any agreement will cover all infrastructure/transport matters and ensure a robust process is in place to deliver the right investment at the right time responding to changes over the 20 year rollout of the development.</p>
<p>Clay Lane should not be used for vehicular access – will become a short cut if there are problems on A14.</p>	<p>Following the Design Enquiry, U&C pledged that Clay lane would not be accessible from Alconbury Weald for general traffic.</p> <p>Access to Clay Lane will be restricted to pedestrian and cycle and public transport uses. This is set out in the Parameter Plan and the Transport Assessment.</p>
<p>Owl End should not be used as a cycle track.</p>	<p>Following the Design Enquiry, U&C pledged that Owl End and Green End would not be accessible from Alconbury Weald for any vehicular connections.</p> <p>After further review the Parameter Plan and the Transport Assessment continue to present a pedestrian and cycle connection from Owl End and Green End into the site as these are sustainable low impact connections.</p>
<p>How are you going to ensure that traffic can continue to flow smoothly? A141 and A14 will need improvements to accommodate extra traffic.</p>	<p>All infrastructure and transport related matters are being assessed, in support of the Outline Planning Application.</p> <p>As part of this process the assessment work is being recorded and reported formally in the following documents being submitted with the planning application – Transport Assessment, Travel Plan and Transport Chapter of the EIA. These will include where any highway infrastructure improvements or enhancement are required. We will then work with partners to agree the process and timetable for improvements as the development is rolled forward.</p> <p>As the proposals for the A14 are still in a state of flux we have assessed the baseline and scheme impact on the basis that no strategic improvements take place which represents a worst case position in the light of recent announcements by the Department of Transport.</p>
<p>How can you possibly justify a new railway station?</p>	<p>The railway station is not proposed as part of the Outline Planning Application and the development is not dependent on a station being delivered.</p> <p>Any new railway station will be fully justified before delivery – there is a long process to be followed, however initial discussions and assessment work indicate where there are benefits to be gained by the inclusion of a new station, both for existing rail services and operators (e.g, in respect of four tracking and turn back facilities), for residents and businesses on the site and for local communities.</p>
<p>The Cambridgeshire Guided Busway should come here.</p>	<p>The Parameter Plan shows the primary route through the site which incorporates a dedicated busway to accommodate the</p>

	<p>Guided Bus. The delivery of the Guided Buss to Alconbury Weald has received great support from the Joint Highway Authorities and bus operators. This is in essence a continuation of and enhancement to the CGB. Indeed our proposals are a catalyst for wider delivery of a much improved public transport service, (to Peterborough, etc). This is discussed in the Transport Assessment and Travel Plan.</p>
<p>Must be more car parking spaces.</p>	<p>Provision for car parking will be agreed with the Joint Highway Authorities and Local Planning Authority – this will be in accordance with policy. Our Design & Access Statement sets out our design philosophy in relation to car parking.</p>
<p>Would like to see a bike rental scheme for people who work on site.</p>	<p>This is a very good idea and forms part of the proposals in the Transport Assessment, and Travel Plan in addition to other incentive schemes and facilities, to encourage and promote sustainable travel; walking, cycling and use of public transport.</p>
<p>Please consider local traffic and impacts on villages</p>	<p>The impacts on local villages and local traffic have been a key consideration of the transport assessment work which is set out in the Transport Assessment and in the placement and nature of access points into the site as shown on the Parameter Plan</p>
<p>Active Communities</p>	<p>HOW THIS IS REFLECTED IN THE OUTLINE PLANNING APPLICATION</p>
<p>Please provide for sports / recreational/leisure facilities working with local clubs</p>	<p>U&C have worked closely with local clubs and statutory bodies to ensure that the masterplan includes a range of formal and informal sports and leisure facilities that will exceed local standards and integrate with existing local services and gaps in provision. These are set out in more detail within the Design and Access Statement.</p>
<p>Are you planning any new secondary schools?</p>	<p>As part of the proposals a new further education campus is proposed that will include an 8 form secondary school with land reserved for sixth form and further education uses. There are a range of discussions which need to happen between local partners and existing schools to establish the timing and delivery of this secondary school, to fit in with existing provision and need.</p>
<p>Will there be space for less traditional sports?</p>	<p>The scale of the site at Alconbury and the level of open space provision means that there is the potential to accommodate a range of sporting provision. Following the messages received from the Design Enquiry, U&C will continue to liaise with local groups to provide appropriate provision through the detailed planning and implementation process.</p>
<p>Need to consider facilities for older children (teenagers)</p>	<p>U&C are seeking to deliver a development that works for all members of society. A number of areas are set aside in the masterplan for play and active uses and a considerable amount of community floorspace has been identified. The use of these spaces has not been specified as part of this outline application and further dialogue with local groups will allow this to be shaped to meet local needs through detailed implementation. Consultation has already begun with local young people and this will be a key part of taking forward the facilities on site. The temporary use of existing buildings on the site is also key to this approach.</p>
<p>Should use aircraft hangers for sports hall, swimming pool and events.</p>	<p>The use of the former aircraft hangers is something that U&C are continuing to explore. The masterplan sets aside a heritage</p>

	<p>area which is designed to protect the listed hangars in particular. Having established this, the next stage of work will be to develop appropriate and available solutions for their re-use that contributes fully to the development as a whole. U&C have committed to develop an Action Plan for these buildings to this end.</p> <p>With regard to other hangars and buildings on the site U&C will seek to reuse these where possible and will work with community groups and new and existing schools to identify innovative uses. Illustrative proposals are set out in the Design & Access Statement.</p>
No shopping centre – it will kill off the shops in Huntingdon	U&C are fully aware of the need to ensure that the development of Alconbury is complementary to, rather than competitive with the town centre of Huntingdon. To this end an assessment has been carried out to ascertain the level of retail that should be provided on site to meet the basic needs of the new population, but that ensures that they also make full use of the town centre. This is set out in the Town Centre Impact Assessment. We are actively participating in the Huntingdon Town Partnership and Huntingdon Bid projects, as we believe a strong Huntingdon is a key part of a delivering a thriving Alconbury Weald.
Need to consider services/facilities for the elderly, including retirement homes.	Specific consideration has been given to this issue in the development of the master plan. Provision has been made for up to 400 units of sheltered accommodation within the Description of Development and this has been specifically located to be in close proximity to shops and services via the Spatial Principles. Discussions are also taking place to agree the approach to the use of the community buildings on site including activities for the elderly.
What are you going to do to support/encourage the use of community facilities?	The Description of Development includes a range of community facilities and services including a Library, Police room, Place of Worship, Community Buildings, Gym/Fitness Centre, Crèche and event space. U&C will have been in discussion with a range of community groups and providers to ensure that provision on site is developed through engagement and evol to meet local needs and is looking at models and best practice of supporting communities and citizens to be active and involved in their neighbourhood. This is set out in more detail in the Community facilities Strategy.
HOMES & LIVING	HOW THIS IS REFLECTED IN THE OUTLINE PLANNING APPLICATION
Please use eco-friendly buildings and modern architecture (no Barratt boxes)	U&C are keen to ensure that the approach to new homes on the site reflects the setting of Alconbury Weald and also the overall ethos for the site of reduce, reuse, recycle. To this end U&C are proposing to deliver new buildings (residential and commercial) to carbon efficiency standards ahead of the prevailing Building Regulations. This is further detailed in the Energy, Waste and Water Strategy. A Design & Access Statement has also been prepared to support the OPA which sets out a range of principles and standards to which future development will have to adhere. In addition, detailed design guidance will be prepared for each stage of the development.
Keep housing density low – we don't want another Hampton or Camborne.	The scale of Alconbury Weald site is such that U&C are able to accommodate a range of housing densities. The Design & Access Statement identifies that the average density will provide a clear focus on family homes with gardens. However, there are

	some locations e.g. near the Hub, where higher housing densities are appropriate and this is similarly reflected.
Affordable housing should be given priority.	U&C take the issue of affordable housing very seriously and will deliver Affordable Homes at Alconbury discussion with Huntingdonshire District Council. Discussions are ongoing as to how best to deliver this and the nature of tenure etc. as part of a range of topics relating to the delivery of facilities at Alconbury Weald.
Should provide more mid to high end housing. Area has enough low rent properties.	The Outline Planning Application allows for the provision of a range of housing to meet local needs, this includes specific provision for medium and high end housing and self build plots.
Has the impact of new housing on local facilities been accounted for?	An assessment of the needs of Alconbury Weald has been undertaken alongside an evaluation of the capacity of current facilities. Provision on site through the masterplan has been designed to ensure that there is no negative impact on current local facilities, and indeed, delivers a number of improvements which will benefit neighbouring communities. This is specifically addressed in the Town Centre Impact Assessment.
LIVING LANDSCAPE	HOW THIS IS REFLECTED IN THE OUTLINE PLANNING APPLICATION
Great ideas for variety, using existing features and woodland. Don't forget future maintenance	It is recognised that a key challenge for the delivery of high quality green infrastructure is provision of effective long-term maintenance and management. A number of management strategies are under review to promote high quality and sustainable management which include engaging with new and existing communities and providing them with a stake in the ownership of these areas.
Open space and wildlife/habitats in the proposed strategy need protecting from future development.	The long term management and ownership of the green spaces is being actively considered, including discussions with neighbouring parish councils about the edges of the site around the Stukleys and how the relevant parish councils can play an active role.
Concerned about the railway station's impact on SSSI.	A new railway station does not form part of the application, however, the consultant team has been working together with Natural England and other statutory consultees to make sure that the SSSI's protection is not compromised. The masterplan provides a minimum 10m buffer zone where the development (built form or road) or open space interfaces with the SSSI. By creating new areas of calcareous grassland nearby the fragmentation of the SSSI will be counteracted potentially further enhancing its value.
What measures will be taken to prevent light pollution?	A full assessment of potential light impacts has been undertaken as part of the OPA and is set out in the Environmental Statement. In response to this, specific spatial principles have been established to minimise the effects as well as mitigants which be delivered via condition.
Should be green spaces around homes to allow for outdoor play.	A combination of play spaces will be distributed throughout the proposed residential areas meeting local provision standards. These will include formal equipped areas for play as well as more informal areas based on principles of natural play.

	<p>Informal areas for natural play could potentially combine with heritage trails around the site. This is discussed in more detail in the Design & Access Statement with key principles enshrined via the Spatial Principles.</p>
<p>More parkland should be connected via footpaths and bridleways to surrounding villages</p>	<p>The OPA will supports a dense network of paths for walking, cycling and horse riding, further complemented by paths along streets and roads. Previously cut-off PROW's will be reconnected with the new path network, enabling easy access to the surrounding countryside, including surrounding villages and key sites such as Monks Wood, the Great Fen and smaller natural and cultural heritage sites.</p> <p>The Parameter Plan shows the point of access to and from the site and the Environmental Statement assesses the nature of the open spaces.</p>
<p>All new properties should have reasonable sized gardens.</p>	<p>The scale of Alconbury Weald is such that U&C are able to accommodate a range of housing densities. The DAS identifies that the average density will provide a clear focus on family homes with gardens.</p>
<p>Will there be allotments?</p>	<p>Allotments will be located throughout the development and vary in size from small gardens in streets to the more traditional collection of allotment gardens. This will maximise opportunities for new and existing communities, including the Stukeleys, to produce their own food within easy reach of their home. The provision of allotments is discussion in more detail within the Green Infrastructure Strategy.</p>
<p>RESOURCES</p>	<p>HOW THIS IS REFLECTED IN THE OUTLINE PLANNING APPLICATION</p>
<p>Need to consider the potential role of district heating.</p>	<p>District Heating forms a key part of the Energy Strategy for Alconbury Weald which could be incorporated as part of one of three energy centres.</p>
<p>Solar panels are ugly and don't work well.</p>	<p>Such technology does have its place and more recently can be integrated much better with roof tiles, so as not to stand out.</p> <p>For Alconbury Weald – this is proposed as part of the energy strategy and will be delivered at a micro level.</p>
<p>Surface water management is a key issue – must ensure that it is well planned.</p>	<p>The water cycle for the scheme is crucial and through good technical design and master planning we are incorporating measures for and promoting; SuDS, water harvesting, water quality, on site water treatment and recycling, water consumption reduction, demand management, etc. this is discussed in the Energy, Waste and Water Strategy and assessed as part of the Environmental Statement.</p>
<p>This is a great opportunity to use best practice sustainable solutions.</p>	<p>The size, scale and resources that this development possess, creates rare if not unique opportunities to be at the forefront of best practice, innovation and sustainability.</p> <p>The sustainability credentials of the development are being considered at every stage of the design and assessment work and are incorporated within a range of documents including the Design & Access Statement, the Green Infrastructure Strategy and the Energy, Waste & Water Strategy.</p> <p>Sustainable solutions will be captured in the sustainability checklist included within Chapter 20 of the ES being submitted in support of the Outline Planning Application.</p>

Support a mix of approaches to energy including solar, wind, CHP etc.	The Energy, Waste and Water Strategy follows the principle conveyed from the outset and this does include a flexible mix of technologies and delivery options, (e.g. heat pumps, solar, CHP, Biomass, etc). This is assessed within the Environmental Statement.
HERITAGE	HOW THIS IS REFLECTED IN THE OUTLINE PLANNING APPLICATION
Heritage should be integral to the development of the site – need a 'heritage strategy'	<p>The Outline Planning Application is supported by a Heritage Assessment (incorporating archaeological survey results) and a Heritage Strategy. In turn, these are assessed within the Environmental Statement.</p> <p>Details of the Heritage Strategy are contained within the Heritage Statement and the Design and Access Statement, and deal with a diverse range of issues, from the protection and long-term interpretation of Prestley Wood Scheduled Monument to the protection, refurbishment and use of the World War II, listed Watch Office.</p>
Welcome the use of existing buildings and the cricket pitch.	<p>The Second World War Watch Office is a listed building and will be retained, and used in association with the adjoining cricket pitch. It will provide a focus for the Enterprise Zone, and retain an important part of the site's heritage. A Listed Building Consent application to conserve and renovate this building will be brought forward over the coming months, as part of the works to the Enterprise Zone.</p> <p>Elsewhere, the listed Cold War buildings to the north west of the site will be conserved in use within the Heritage Area, with proposals being developed to record their role as an integral part of the site's story.</p>
It is really important to record the history of the site and those who lost their lives.	The site's history is already being studied in a variety of ways and a record and archive of the buildings on the site is in preparation, as a tool for future research. The role of the airfield in World War II and the Cold War will not be forgotten, the Heritage Strategy sets out the ways in which this will be achieved.
Don't forget the runway	The runway is acknowledged to be a dominant feature within the airfield, and a vital part of its history. The Outline Planning Application will preserve its memory, reflecting its linear form and scale via the Parameter Plan, and incorporating it into a series of features running through the site, including the route for the guided busway, and areas of linear parkland. This is discussed in more detail within the DAS and Green Infrastructure Strategy.

POST-DESIGN ENQUIRY CONSULTATION

5.8.. Recognising the technical and design challenges of some of the issues raised, U&C continue to work with technical stakeholders and the parish councils through regular meetings to address the issues raised. In addition, a series of additional workshops

have been held with senior officers at Huntingdonshire District Council to discuss and agree the response to design issues.

PRE-SUBMISSION BRIEFING EVENTS

5.9. In discussion with the Joint Parish Council Liaison Group a further set of pre-application events with local communities in the surrounding villages was organised to set out the nature of the Outline application, to feedback on amendments and progress following the Design Enquiry event, and to give people a chance to ask questions, and engage in discussions on the issues and concerns they had. It also provided an opportunity to ensure that people were familiar with the planning process and clear on how best to engage in the formal application process as it moves forward. These briefing sessions were held in the village halls of Alconbury, Abbots Ripton and Little and Great Stukeleys – mirroring the earlier parish briefings - and in the Regional College as part of a wider community event for Huntingdon (Unity in the Community). The events comprised lengthy timeslots (2-10pm being the norm) with over 20 metres of display material, (see Annex H) manned by Urban&Civic and technical experts from the Design Team. Over 250 people came to the village events. The Huntingdon event was part of a larger event at the Regional College promoting Unit in the Community and therefore it was not possible to establish the audience.



6.0 AN ONGOING COMMITMENT TO CONSULT AND COMMUNICATE

- 6.1. This SCI has sought to set down the principles, processes and key components of U&C's community and stakeholder engagement programme. It has sought to identify – in summary form – the results of three years of discussion, engagement and dialogue, showing how this has been captured in the Outline Planning Application that is now submitted to Huntingdonshire District Council.

- 6.2. At the heart of the consultation strategy adopted by U&C its continuity, transparency, feedback and refinement. U&C considers it vital to ensure that the good working relationships with all parties continue in the same positive and constructive manner as has been experienced so far.



- 6.3. U&C is committed to ongoing discussions and to keeping the dialogue with all parties open as the scheme moves forward towards implementation/construction, and as additional levels of detail emerge through future applications. Key platforms for information and discussion continue on a regular basis (e.g. the website, newsletter, Twitter, inserts into parish and partner newsletters and a media diary of events and stories), with all offering the opportunity for a tour, briefing, meeting etc.

POST-SUBMISSION CONSULTATION

- 6.4. After this Outline Planning Application is submitted, Huntingdonshire District Council will conduct its own statutory consultation period. It is envisaged that U&C will work in partnership with the Council to run local community information events as required.
- 6.5. U&C remain committed to ongoing consultation following the submission of the Outline Planning Application in order to keep people abreast of the process and issues arising. In addition to posting key documents and updates on the web site, U&C will continue to meet regularly with the Joint Parish Council Liaison Group to exchange information regarding the application, provide updates and consider and queries.
- 6.6. U&C will also actively engage in further consultation through the development of Design Codes and reserved matters applications.

7. SUMMARY

- 7.1. The engagement strategy undertaken for Alconbury has been devised to take account of the scale and complexity of the site, development issues and the need to deliver a viable solution that would enable new jobs and homes to be delivered on the site whilst taking account of the comments and issues raised by members of the community and stakeholders.
- 7.2. It also reflects U&C's experience of delivering other large scale projects and their fundamental belief that crafting new places requires the involvement of all those who care passionately about the outcomes.
- 7.3. The events that have been held and in particular, the Design Enquiry have ensured that a huge number of people have had their say on the proposals. Of those, many were positive about the development and the jobs, homes and facilities that it would deliver, however, people also expressed understandable concerns, in particular, in relation to issues of transport. A number of very useful suggestions and issues were identified.
- 7.4. The evolution of the OPA has taken full account of the comments raised wherever possible. The scheme is now more robust and responsive as a result of involving local people in the planning process. The process has also enabled us to establish and build relationships as well as facilitate discussions which will continue as future applications are brought forward, and as opportunities for working or living on the site are delivered.
- 7.5. It can be seen from the preceding sections and appendices that the consultation process that has been undertaken has been comprehensive in terms of attempting to reach as many people in the local area as possible as well as the appropriate stakeholders and interest groups.
- 7.6. The events have provided the opportunity for people to view and understand the information both on the site itself and in other local venues including out of office hours. In addition, a web site was created to allow communities to review the master plan, details about the proposals and comment in their own time. Clear information was provided and members of the project team have been on hand to answer questions, provide information and debate the issues. Residents were able to make comments at the events, by post or via the web site.

- 7.7. The community engagement process has allowed for the views of local people to be heard and has informed and strengthened the final Outline Planning Application.
- 7.8. U&C would like to thank everyone who has got involved for their time, energy and input.



APPENDICES

- Appendix A: Posters / Flyers / Invitations
- Appendix B: Press Releases
- Appendix C: Web Site Screen Shots
- Appendix D: Design Enquiry Feedback Form
- Appendix E: Design Enquiry Report
- Appendix F: Attendees at Design Enquiry Workshops
- Appendix G: Technical Workshop Feedback
- Appendix H: Pre Submission Exhibition
- Appendix I: Memorandum of Understanding

**Appendix A:
Posters / Flyers / Invitations**

ALCONBURY Urban&Civic
**FAMILY DISCOVERY
& DESIGN DAY**

Saturday 24 September 2011 1pm – 5pm



Discover the past and
have your say in the future.

- Exhibitions and Displays about the history of the site and a vision for its future
 - Free Parking • Free Giant Ferris Wheel
 - Bouncy Castle • Hog Roast and Ice Creams

For more details see www.alconburyairfield.co.uk or contact Rebecca on 01480 413141 or rbritton@urbanandcivic.com

Name
Address

Date 2011

Ref: job code/initials

Dear

INVITATION TO ALCONBURY AIRFIELD DESIGN ENQUIRY

Alconbury Airfield is the largest brownfield site in the south of England, and the largest by far in single ownership. The 1400 acre site lies on the central spine of England with road and rail links to every point of the compass. We acquired the site in 2009 to create high quality, low carbon mixed use development on this unique site, and we want your input to create a lasting legacy.

We have been planning the future of Alconbury Airfield collaboratively from the outset, and have had conversations with your organisation as part of our preliminary thinking about the site. As part of this approach we are running with the support of Huntingdonshire District Council, a four day Design Enquiry on the 23, 24, 26 and 27 September 2011 to share current thinking, discuss issues and generate new ideas and solutions to shape future plans. The event is designed to enable experts, public officials, the local community and others who have an interest in delivering this or other creative and sustainable developments to join the design team, and input ideas and views which will help us develop our masterplan for the site.

The first day of the Design Enquiry will take the form of a technical workshop. Approximately 70 participants are being invited to consider the following topics in groups, and the outcomes will directly impact on the masterplanning approach:

- Energy, waste and water
- Green infrastructure, including biodiversity
- Economy and employment
- Social and community infrastructure
- Homes and living
- Transport and movement
- Heritage assets

We would greatly value your involvement and input to the xxxxxx workshop, and would like to invite you to come and get involved.

The workshop will be held on *Friday 23 September, 9:30am - 4:30pm at Alconbury Airfield, 137 North Gate, Alconbury, Huntingdon, PE28 4WX*. A full agenda, list of participants and other relevant information will be sent out nearer to the event, but if you want to find out more in the meantime please call Lisa Boverhoff on 0207 569 1610. I include some background information about the site below for your information. We would be grateful if you could confirm your attendance by 22 August to lb@urbanandcivic.com.

If you are unable to attend, we would be grateful if you would identify a colleague who could attend in your place.

YOURS SINCERELY

NAME

Title

email:

13 September 2011

Dear Colleague,

I am writing to enclose all of the details you should need before coming to the Design Enquiry workshops on Friday 23 September, and to set out how the day will work.

Firstly I want to thank you for the time you have committed for these discussions. We are very excited about the potential that this site has, and the truly transformational opportunity we have here to build a lasting legacy which can provide a net benefit to the economy, to the environment and to communities. We hope that these sessions will provide the chance for you to find out more, to input your ideas, challenge our thinking, and to help shape the future of the site.

The timing of these discussions is critical. We have reached an interesting point in the planning cycle where we have carried out all of our surveying and analysis. We have held a number of discussions with partners in the county, district and parish councils, as well as specialist and community groups. All of these discussions have helped frame the evolving masterplan which we want to present in these discussions, and also led us to a series of potential options – and some questions – which we now want to work through with you.

We will also be holding a public day on Saturday 24 September – to which you are all welcome to come along – to get a public reaction and view of the developing plans. The feedback from these sessions will be reviewed initially by Tuesday evening (27th) and we will set out the next steps – including areas and process for future discussions and the future engagement process as we develop the final masterplan for the site. We will inform you of those next steps in writing also.

Attached in this pack are the following documents which we hope will be of interest:

- Directions to the site
- An agenda for the day
- A list of delegates

If you want to discuss any of the plans for the day please do contact us at designenquiry@urbanandcivic.com or call me on 0207 569 1610.

Thanks again for your time and look forward to seeing you on the 23rd.

Kind regards,

Background Information about the Alconbury Airfield Development

- The site was acquired by Urban&Civic in November 2009. The acquisition was made in conjunction with Bee Bee Developments for an aggregate consideration of £27.5 million. The total size of the former airfield is approximately 429 hectares (1,060 acres). In December 2010 Urban&Civic bought Grange Farm, which creates a 1400 acre site and ensures the development now adjoins Huntingdon Town Centre.
- The site is allocated as strategic employment land and prior to sale was the property of the MoD who had a development agreement with Alconbury Developments Limited (ADL), a wholly owned subsidiary of Prologis. In December 2003, they acquired an outline planning application for 7m sq ft of warehousing and industrial floorspace, with a freight rail link.
- In addition to the outline consent granted in 2003, reserved matters for the rail link were approved in December 2008. The only limited conditions were that all reserved matters for the development of the airfield should be submitted before 10 years of the original expiry date (December 2013) and development begun no later than December 2015). The site has a temporary permission allowing B1/B2/B8 uses which expires in July 2015.
- Currently there are 48 tenants on site employing in the region of 800 people. Although a high percentage of the firms are local businesses, there are also large operators such as Wincanton, Exel and Waco conducting their business from the Airfield. The site has occupiers from a range of different industries, the majority of which operate within the storage, distribution, recycling, training and office sectors.
- Urban&Civic is a new, independant property company dedicated to enabling and delivering large and complex strategic developments in key growth areas of the UK. It has set out 4 guiding principles for the development, and high level quantum over 25 years of establishing 5000 skilled jobs on site - rising to a potential 8000 if the site is successful in getting Enterprise Zone status - supported by 5000 homes. The Enterprise Zone bid includes 150 hectares, and we aspire to keeping over half of the site (700+ acres) as green space.
- Its guiding principles are:
 - New jobs, new opportunities: this is a uniquely attractive place for local enterprise to flourish and major firms to set down roots, providing a high quality environment and a dynamic and skilled workforce to help them flourish.
 - Linking landscapes and people: we will tear down the fences and open the site back up to local people and wildlife; reconnecting the site both to the surrounding villages and - through investment in improved roads and public transport - to the wider area.
 - Using resources wisely: we will showcase the low-carbon technology which is a part of all our futures, using innovative solutions to capture, use and reuse water on-site, to produce green energy and manage waste.
 - Creating a sense of place: we are working with communities and businesses to craft a high quality space which works with people, for people, and is true to the heritage and culture of the local area. We will do this in partnership with all our neighbours.

**Appendix B:
Press Releases**



6 September 2011

Have a wheely-good day and have your say!

The gates of Alconbury Airfield are being thrown open to the public to give local people a chance to find out more about the site's past and to have their say in its future. The Family Discovery and Design Day will be held on **Saturday 24 September** from 1pm – 5pm.

Site owners Urban&Civic are holding a day of exhibitions, discussions and displays to highlight the work they have done on what a future development of the site could look like, and to get people's views on what they want to see there.

Managing Director Robin Butler said:

"With 1400 acres here we have been doing a huge amount of analysis of the site and local area as well as talking to partners locally and regionally over the last eighteen months. This has helped us develop our current plans for a mixed use development which will bring jobs, homes, and crucially ensure significant green and open space throughout the development so it fits within local communities and the landscape around the site.

"The event on Saturday 24th is a chance for people to come and talk to us, find out more and have their say. We are very conscious that there is 11 miles of perimeter fencing keeping people out of the site at the moment. We want to bring them in, talk about our plans, listen to people's views, concerns and aspirations, so that we can then develop a masterplan for the site which is right for the site and the local area."

Among the attractions of the day will be a Giant Ferris Wheel, which will help people see the site from above and to look out over the surrounding area for as much as 6 miles in each direction. There will also be a bouncy castle, hog roast, ice creams and other refreshments.

Robin added: "We are serious about wanting as many people as possible to come up and find out more. We will be putting on a free bus service from Huntingdon town centre, providing free parking, site tours and various entertainments to make sure that there is something for all the family. We look forward to seeing as many people as possible."

To find out more e-mail Rebecca on rbritton@urbanandcivic.com, call 07739 339 889 or visit www.alconburyairfield.co.uk

Appendix C: Web Site Screen Shots



Appendix E: Design Inquiry Report

ALCONBURY DESIGN ENQUIRY REPORT

March 2012





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FOREWORD



Nigel Hugill
Executive Chairman



Robin Butler
Managing Director

An abiding belief of ours is that crafting great new places requires the consistent involvement of all those who, like us, care passionately about the outcomes. To that end, the four day Design Enquiry at Alconbury last September was an early example of our commitment to a conversation with as many people as possible to help shape the future of the area.

We were particularly thrilled with the numbers who joined us for the Open Day on Saturday 24 September. The weather was kind, of course, but the number of constructive comments and the sheer patience and good humour that enabled 2,500 visitors to attend the event was real testimony to just how much local people do care.

Indeed, for all the major developments Robin and I have been involved in, we have simply never experienced the level of turnout and genuine interest that was shown across the whole Enquiry. We were not alone in taking notice: the extent of the Saturday attendance was even picked up on national radio.

We recognise the implied contract created by this level of participation and will maintain our commitment to carrying on the conversation as the Alconbury project continues to evolve. In the mean time we would like to say a huge thank you to all those that were able to come and join in the discussion.

In this document we wanted to record that special weekend and try and capture something of the spirit of participation that was engendered. You will see that we have concentrated on three core topics:

- 1. The vision we presented**
- 2. The feedback you gave us**
- 3. How we are taking that forward**

The Design Enquiry was an important part of a bigger conversation and we are already planning further events. In the mean time, however, if you would like to contact us there are full details on the inside of the back cover as to how to do so. Please also let us know your initial reactions to this document.

Thank you again and we will very much value your continued contributions over the coming months.

A handwritten signature in blue ink, appearing to read 'Nigel Hugill', written in a cursive style.

NIGEL HUGILL

A handwritten signature in blue ink, appearing to read 'Robin Butler', written in a cursive style.

ROBIN BUTLER



THE STORY SO FAR

The Airfield at Alconbury encapsulates 70 years of global history. From the Second World War, throughout the Cold War and beyond, the site and its surrounding communities played a key role for the UK and its allies.

Alconbury's current position as a commercial site began after the Americans handed back the airbase to the Ministry of Defence in 1995. Since that time the site has operated under temporary consents for distribution and light industrial uses whilst discussions on the long term future of this significant brownfield site have taken place.

In 2007, after a lengthy planning process, a planning consent was issued by the Secretary of State for a freight interchange together with 7 million square feet of warehouse and distribution building on the site, but this has not been implemented.

Urban&Civic acquired the site in 2009 in recognition of the site's clear potential with strong transport links to the A1, A14 and the East Coast Mainline; strategically positioned close to Huntingdon between the global innovation hub of Cambridge and Peterborough's environmental business cluster; and with significant power and other infrastructure in place across the site.

We also purchased an additional parcel of land known as "Grange Farm" in 2010 which extends down from the eastern end of the runway towards the A141. The site now links to the north of Huntingdon Town Centre.

CURRENT PLANNING SITUATION

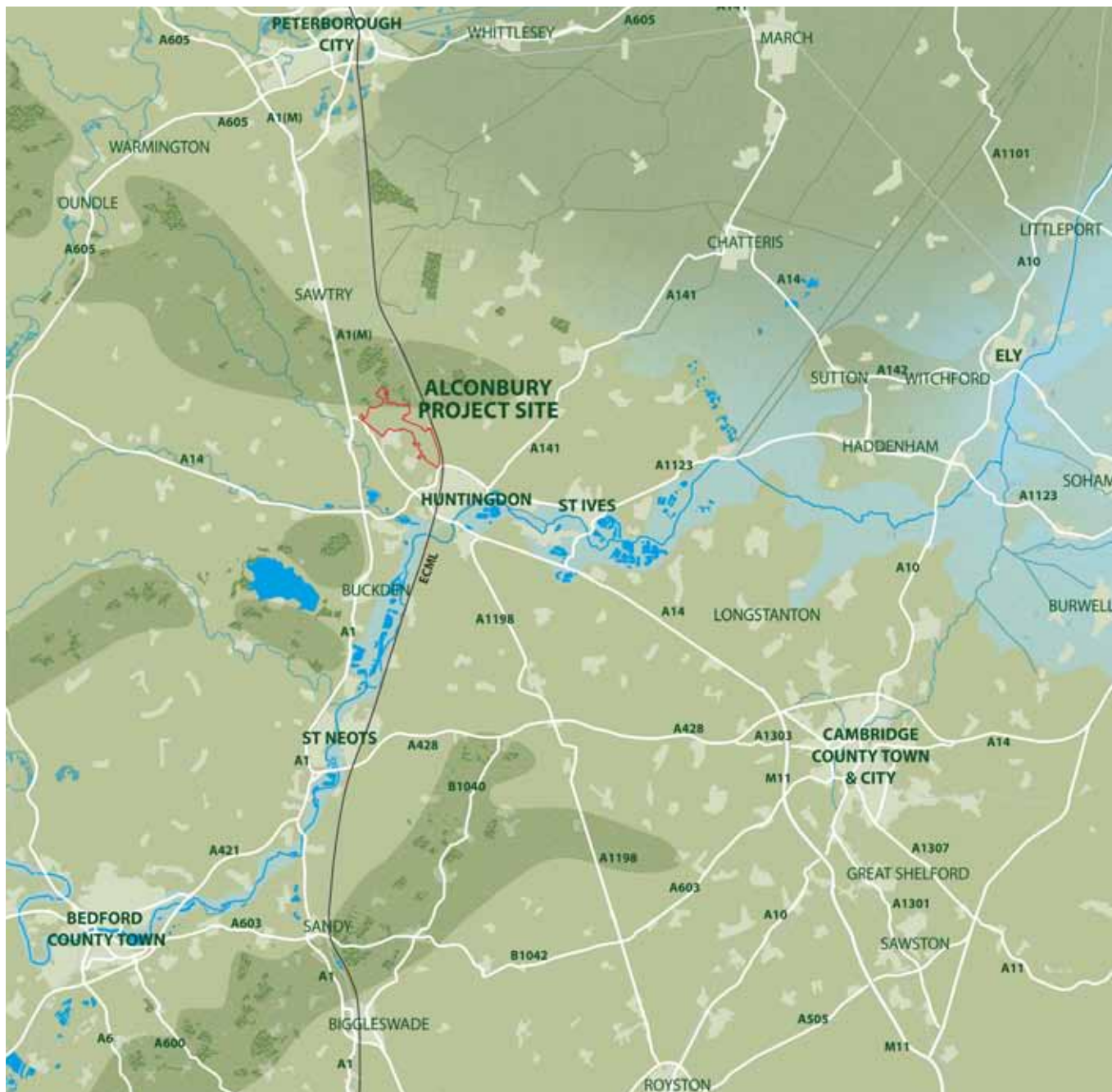
The Alconbury site has been identified as a strategic employment location for a number of years within existing planning policy.

This year, in light of the changes to the national planning policy context (including the abandoning of Regional Spatial Strategies) and the designation of part of Alconbury as an Enterprise Zone, Huntingdonshire District Council have begun a review of their Local Plan in order to consider how best to meet their future growth needs.

When we bought the site in 2009, we inherited and then extended permission to use the site's buildings for temporary commercial use for warehousing (B8) and light industrial (B1/B2) uses. These consents have remained in place whilst discussions on the site's future continue and a vision is evolved which meets the social, environmental and economic needs of the local area, as well as ensuring the site delivers on its potential for the region and for UK PLC.

THE ENTERPRISE ZONE

In light of the site's strategic employment potential, when the Government announced a policy to stimulate local economic growth through establishing Enterprise Zones in 2011, Huntingdonshire District Council and the Greater Cambridge Greater Peterborough Enterprise Partnership nominated and successfully secured Enterprise Zone status for the site. This brings a series of benefits to businesses who locate within the designated 150 hectares of the Zone, as well as providing a funding stream for the local area to support its growth plans. Huntingdonshire District Council are also streamlining the planning process for the commercial development of the site within the designated area.



2009	NOVEMBER	<i>Urban&Civic purchase Alconbury Airfield.</i>
2010	NOVEMBER	<i>Development of guiding principles for the project.</i>
	DECEMBER	<i>Urban&Civic purchase Grange Farm.</i>
2011	JANUARY	<i>Urban&Civic set out parameters of site: commercial space, 5000 homes and 50% green space.</i>
	FEBRUARY	<i>First potential layouts (Masterplan) shared with partners.</i>
	MARCH	<i>Setting up monthly Joint Parish Council Liaison Meetings.</i>
	APRIL	<i>Appointment of Community Liaison Manager on site.</i>
	MAY	<i>Recruitment of planning consultant to support parish councils.</i>
	JUNE	<i>Agreement of Design Enquiry approach with CCC, HDC and Parish Councils.</i>
	JULY	<i>Nominated by Local Enterprise Partnership to be an Enterprise Zone.</i>
	AUGUST	<i>Second version of Masterplan developed with suite of supporting materials for Design Enquiry. Alconbury announced as Enterprise Zone by Her Majesty's Government.</i>
	SEPTEMBER	<i>Pre-Design Enquiry meetings with stakeholders and local communities.</i>

ONE/THE DESIGN ENQUIRY

Urban&Civic held a Design Enquiry into the development of the former Alconbury Airfield between the 23rd and 27th September 2011. A Design Enquiry is a recognised best practice method of enabling a range of technical experts, statutory authorities, stakeholder organisations and members of the public to input views and ideas into a developing masterplan before it is submitted as a planning application.

It is designed around an intensive period of work to look at options and challenges, and collectively develop an approach which responds positively to local circumstances.

The event was organised for when the Masterplan was midway through development: with initial surveys and planning discussions having enabled us to outline an overall vision for the site, but with flexibility and time to include and respond to ideas and concerns.

DESIGN ENQUIRY

Over the four days of the Design Enquiry the masterplanning team shared and discussed emerging ideas for the site with a wide ranging set of audiences.

Day 1: On Friday the 23rd September, over 100 representatives from Huntingdonshire District Council, Cambridgeshire County Council, and a range of organisations and partners attended a day of technical workshops. These included Government partners and agencies such as the Police, English Heritage, Natural England and the Highways Agency; business representation from the Huntingdonshire Manufacturers Association and Cambridgeshire Chamber of Commerce; and local partnerships and voluntary and community groups such as the Hunts Forum, Huntingdon Secondary Education Partnership and parish councillors.

The day was started by Councillor Jason Ablewhite, the leader of Huntingdonshire District Council, who emphasised the potential opportunity that Alconbury represents and the importance of getting the approach to its future right. A bus tour led by officers of Huntingdonshire District Council helped set the context, with attendees taken around the site and the wider area including the surrounding villages, Huntingdon Town Centre and the major infrastructure and landscape / townscape context to ensure that everyone shared the same basic understanding of Alconbury's location and surroundings.

Members of the Project Design Team, working with officers of the District Council, led a series of themed working groups. A full range of issues were discussed including energy, waste and water, transport & movement, green infrastructure, enterprise, heritage, homes & living and social and community infrastructure. The workshops allowed us to work through and test some key principles for the site, looking at options for how the vision might be delivered, and drawing on best practice and good and bad experiences from across the region and country from each of the organisations present. All of the comments and feedback received was carefully recorded by the project team.





Day 2 of the Design Enquiry saw the site opened up to the public. On Saturday the 24th September, over 80 metres of interactive display material was set out to articulate the emerging vision for the site. Nearly 2,500 members of the public took the opportunity to come and discuss the future for Alconbury and to share their views and aspirations. More than 150 comments on the proposals were made via post-it notes on the displays themselves - a number of which are reproduced throughout this document. 400 people also floated their thoughts in the hangar attached to helium balloons and more than 50 people filled in questionnaires. Over 30 people from the Project Design Team - including all Urban&Civic staff - and officers of Huntingdonshire District Council were on hand at all times to go through the plans, explain the vision and take comments.

Day 3 brought the project design team together to distil the messages that had been heard and to focus on potential responses for the masterplan. It was clear from the comments that the vision had received a generally positive reception. There were a number of particular areas of interest including the importance of recording the history of the site, the importance of the landscape to future plans, the need to secure economic benefits and jobs for local people, the importance of ensuring that adequate plans are being made for transport and to work with local groups and clubs.



Finally, on the evening of **Day 4**, the site was once again opened up to the public as an opportunity to come and hear the feedback from the Project Design Team and also as a second opportunity to comment on the vision and proposals. The final presentation drew around 150 people to the airfield. As part of that presentation, and based on that early analysis of the feedback given, Urban&Civic made 10 key pledges.





TEN KEY PLEDGES

1. Plant over half a million new trees across the site starting Winter 2011-12
2. Bring forward an enabling application during 2011 to start the Enterprise Zone
3. Maximise the jobs on site for local people, working with Jobcentre Plus and Huntingdonshire Regional College
4. Create a Southern Gateway to connect to Huntingdon Town Centre
5. Actively participate in the regeneration of Huntingdon Town Centre
6. Give long term legal protection to the major parks and public spaces, including a permanent green shield for the Stukeleys
7. No vehicular connections through Owl End and Green End (Great Stukeley) and no private vehicular connections through Clay Lane (Abbots Ripton)
8. Record and publish the social history of the airfield and incorporate physical elements of its past
9. Provide long term facilities for local sports teams and clubs
10. This is not the end of the consultation process



THE DESIGN ENQUIRY IN STATISTICS:

- » Attended by almost 2,500 members of the public
- » Design & Discovery day saw the consumption of 1,252 cups of coffee and 1,200 ice creams
- » Hundreds of post-it notes and comments left with the team
- » Further comments floated to the ceiling of the hanger on 400 balloons
- » Technical day saw participation from over 100 partners and technical stakeholders
- » 7 themed sets of comments and actions were gathered from the technical workshops
- » 80 metres of boards displaying the ideas
- » 35 metre high Ferris wheel gave us a view of the site and the surrounding area





Robin Butler, Managing Director, Urban&Civic

“It was great to see so many people here – including a substantial number of local families – to express their opinions on our plans. We know that this is a site with which many people have a strong connection and we had some really interesting discussions, ideas and contributions flowing across a range of subjects.”



Malcolm Sharp, Managing Director, Huntingdonshire District Council

“Huntingdonshire District Council applauds the imaginative and extensive work Urban&Civic have undertaken through this design enquiry to engage with a wide variety of agencies and critically local people in an effort to inform their plans.

The future of this strategic site is of huge importance to Huntingdonshire and the wider region. Urban&Civic have opened up a new chapter for the former airfield and this is clearly a pivotal moment and will, hopefully, put behind us the previous unsatisfactory ideas for the site’s future and realise the great potential it offers.



The Council is particularly keen that the economic opportunity provided by the Enterprise Zone is grasped as a priority and then the wider development of the site is considered in the context of our emerging Local Plan. Proper consideration of the proposals through the statutory planning process are required and it would be entirely wrong to prejudge the outcome at this stage but the Council will approach them with an open mind. We look forward to an ongoing dialogue.”



Neville Reyner CBE DL, Chair of the Greater Cambridge Greater Peterborough Enterprise Partnership

“Urban&Civic have worked hard to reach the widest number of stakeholders and members of the community possible through their design enquiry. The LEP were pleased to be a part of the workshops to see progress being made with plans for the site as a whole.

In particular, it was heartening to see that the genuine desire to progress work on the Enterprise Zone swiftly, but also effectively, working with partners to amend plans where required to deliver the best possible outcome. The Enterprise Zone provides our area with a unique opportunity to create a new economic hub between Peterborough, Huntingdon and Cambridge, with strong transport links to the rest of our region and beyond. We look forward to seeing work commence on site and the first new businesses move in.”



Tim Leathes, Project Director, Urban&Civic

“Normally planning consultations can be pretty dry, and we wanted to liven things up and get people as excited about the opportunities here as we are. It was good to see the positive response from people and the ideas flowing as we talked through the plans with them.”



TWO/OUR VISION & YOUR RESPONSES

This section sets out the vision that was presented at the event, your feedback and how we will be taking this forward.

A great variety of people attended the Alconbury Design Enquiry, enquiring about many topics including, transportation, ecology, housing, jobs and schools. These individuals offered a considerable diversity of perspectives and their comments are directly influencing the ongoing development of the masterplan. The Design Team have taken time to analyse all of the responses that have been received, both from the event itself, and also those submitted subsequently via feedback forms handed out at the event or on the website.

At the Design Enquiry we set out the overall vision and emerging masterplan for the site, we also illustrated what the areas of the development could look like through a 40 metre long walk through of the site with “character areas” giving examples of landscape, housing and design which could feature in each area. People left comments along the length of the section with views of the potential design options on display. Finally, each element of the masterplan was drawn out into a series of ‘themes’ where key parts of our proposed approach such as Transport, or Homes, could be explored in further detail.



Set out below is the result of the analysis that we have undertaken based on your responses and how we are starting to take that work forward through the next iteration of the masterplan and future ways of working.



ASPIRATIONS FOR ALCONBURY

THE VISION PRESENTED

WHAT WE WANT TO DO

Urban&Civic bought the Alconbury site in 2009. Our ownership extends to 1,400 acres which is the equivalent of over 800 international football pitches. Whilst the land is currently used for storage and logistics we have a very different vision for its future. We want to create a high quality low carbon development which will:

- » Bring skilled jobs and opportunities to the local area;
- » Provide a range of homes set within attractive landscapes forming part of an active community;
- » Ensure there is green open space for people and nature in keeping with the local area;
- » Provide strong and fast connections with Huntingdon, Peterborough, Cambridge, London and beyond through enhanced road, rail, bus and cycle networks.



Solar panels are great. Work well in many countries

Need to develop strict design guides for developers

There must be green areas – not just parks but around homes

I hope that the vision shown today becomes reality and that too many compromises are not forced on the idea as time passes

HOW WE WILL DO IT

The principles that guide us are:

- » **Enterprise and Opportunity:** jobs, skills, investment, business growth.
- » **Linking Landscapes and people:** transport, low carbon, access, living landscapes, active communities.
- » **Using resources wisely:** green energy production, and careful management of waste and water: Reduce, Reuse, Recycle.
- » **Creating a sense of place:** working with nature and heritage; working with people, for people.



DOING OUR HOMEWORK

Since acquiring the site we have studied the technical constraints and environmental factors to help us understand what is possible. In particular we have looked at:

- » Ecology
- » Trees and Woodland
- » Topography
- » Landscapes and Visual Impact
- » Archaeology and Geography
- » Surface Water and Flow Monitoring
- » Heritage



This is a great opportunity to be a site of best practice for sustainable use of natural resources

LEARNING AND LISTENING

We have also been in discussion with local partners and local communities to help us understand the needs and aspirations of the area.

The Design Enquiry was a continuation of that process and we welcome your comments and ideas on our emerging vision.

GETTING INVOLVED

We are proud to sponsor a number of local activities, partnerships and groups.





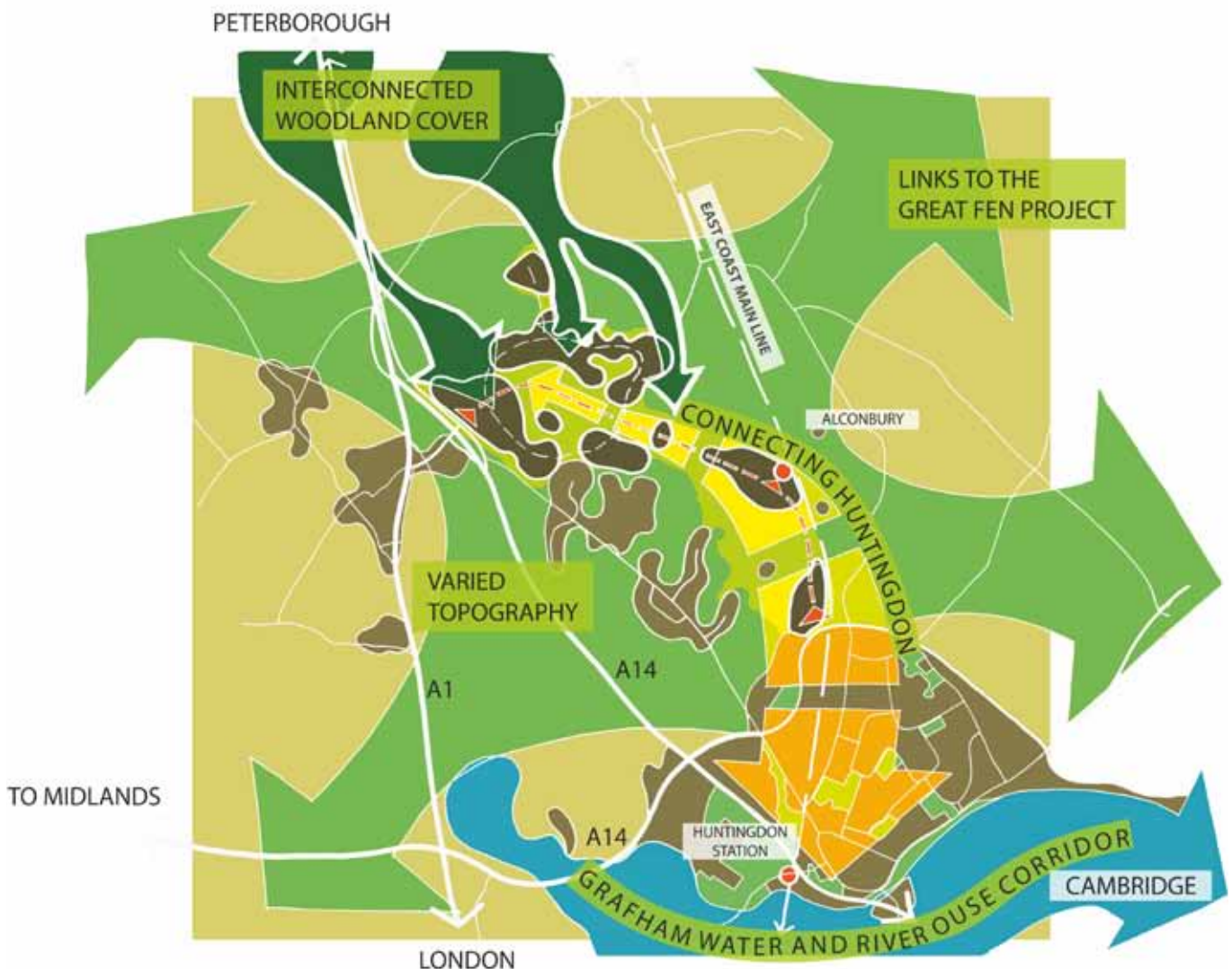
THE EMERGING MASTERPLAN

Our ambition is to unlock the potential of Alconbury. The emerging masterplan for Alconbury seeks to transform the site over time into a dynamic and innovative mixed-use development including:

- » new high quality business space;
- » a range of housing including affordable homes;
- » community facilities to serve new employees and residents; and
- » a significant investment in new landscape and green space.

Our concept for the site responds directly and sensitively to the location in which it sits.

Alconbury lies within a wider agricultural landscape that includes a number of pockets of woodland, relatively rare in this part of the country. This environmental setting is an important influence on the way in which we have developed our masterplan and in particular the landscape strategy. Through the masterplan, we are proposing high quality jobs and homes sitting in attractive settings, surrounded by open and wooded green spaces.







The topography of Alconbury relative to its surroundings offers particular opportunities to connect to Huntingdon. The land slopes gently from the plateau of the former airfield to the town to the south.

The proximity of Alconbury to Huntingdon is very important. The purchase of Grange Farm means that the possibility now exists to physically connect any future development with the town in a mutually supportive manner. This will be reinforced in the development by extensive public transport links, footpaths and cycleways, and effective integration of community facilities and business opportunities.

Alconbury also sits in a strategically important location on the central spine of the country: heading south you can reach London in an hour by road or rail links; to the north lies the manufacturing centres of Peterborough and the industrial heart of England. To the east is Cambridge with its internationally renowned research base and spin-out enterprises, direct access to London Stansted International Airport and the east coast ports; and west will take you to Bedford, Oxford and the Thames Valley. Our concept for the site seeks to maximise the benefits of these strategic road, rail and information connections in attracting new business and investment to the site.

The potential of the site as a place for strategic transformational employment was reinforced by the nomination and selection of the site as an Enterprise Zone in 2011. It's position at the heart of the Greater Cambridge and Greater Peterborough Local Enterprise area can provide a new focus for innovation and a bridge between existing centres of excellence.

Our aspiration is for a low-carbon space for business and for life. Facilities and resources on the site - with investment - make it possible to deliver innovative solutions to energy, water, carbon and waste management.

The nature of this flexible site will be developed in partnership with the businesses and people who will use it and the parishes and communities who live around it: crafting a landscape for working, living, learning and leisure. The Design Enquiry has simply been a first step in this process. Any new development will be delivered in phases and will enhance the economy and environment of the local area. Over the following pages we have set out the component parts of our masterplan in the form of a series of themes and character areas.

How is the development going to impact on surrounding villages?

Please no shopping centre in Alconbury. It would 'kill off' shops in Huntingdon

Housing and parking. Don't forget parking spaces for visitors. Keep housing density low e.g. 20 units / ha

Keep more of the runway

ACTIVE COMMUNITIES

THE VISION PRESENTED

THE INGREDIENTS OF A GREAT PLACE

We know that communities are more than just places where people work and sleep. To ensure a place feels like home from day one a range of local facilities to support new and existing communities need to be provided. For us this means:

- » Primary schools
- » GP surgery/medical centre
- » Local shops
- » Community and faith space
- » Community safety provision
- » Open space, play and sport facilities
- » Local employment
- » Social services
- » Leisure and cultural activities, including libraries

We want to go beyond the standard provision and are working with local partners and looking at national best practice to see how we can create an exemplar site. Our principles in delivering this include:

- » Using buildings and community assets innovatively to ensure that they are cherished and used every day and reflect the quality and low carbon values of the development;
- » Supporting existing provision and filling any gaps or shortages that exist within the wider area;
- » Providing direct links with Huntingdon town centre so that people can access its shops and leisure facilities; and
- » Creating opportunities for people throughout the development to deliver jobs, business skills and innovative partnership working.



What are you going to do to support / encourage the use of community facilities?

Very good but will there be space for less traditional sports?

Using a hanger for a skate park would be a good idea. You could also use a hanger for all indoor leisures

EDUCATION

Education is part of our DNA and we want to put schools and lifelong learning at the forefront of this development. We're committed to high quality delivery of education space, which lies at the heart of the community. We will build a number of primary schools across the site through careful phasing of the development. We will also work in partnership with new and existing communities and public bodies to find the right solution for an effective secondary and tertiary education provision which serves the local area and supports the skills and aspirations of current and future generations.

COMMUNITY SUPPORT

From community orchards and allotments to sports and social clubs, we want to create an environment in which people can set down roots and grow together. Crucially we know we need to put these facilities in early, so that they become part of the community from day one.

If it becomes a town we must have the infrastructure to cope with it especially a secondary school



ACTIVE COMMUNITIES

WHAT YOU TOLD US

The approach to community infrastructure has evolved through consultation with a range of stakeholders. As a result, there has been much support through the Design Enquiry for the masterplan and the role the community facilities will play in the creation of 'place' for Alconbury.

"Facilities need to be flexible, complementary and phased early"

There was overwhelming agreement that a flexible, integrated approach must be the way forward for the delivery of community facilities and services working closely with bodies such as the police, young people's services, health bodies and others. It was also recognised that this may need to be married with investment in existing facilities as the development progresses.

This approach has clear implications not only in terms of structure and organisation, but also spatially with some form of central shared facility being located on the site supported by smaller local centres as required.

"What are you going to do to support/ encourage the use of community facilities?"

There were a number of people who raised issues about how facilities will be owned and run once they have been established.

The involvement of the community and local clubs/ associations was a clear suggestion for a number of respondents. Another interesting proposition was to help foster a stronger sense of community across the development by involving businesses in local facilities.



"Please consider a secondary school"

Appropriate provision for education is clearly an issue locally. It was accepted that primary provision would be essential at Alconbury. The importance of a secondary school on the site came across very strongly, particularly from the general public.

In addition to this, the links between education and businesses on the site were made loud and clear as an important consideration for the development. The creation of an education/skills centre linked to local businesses was felt to be an attractive proposition.

"Local people need leisure facilities"

There was significant feedback from the Design & Discovery day that the site could address a perceived lack of leisure facilities in the local area, particularly for young people.

A huge range of potential facilities were suggested from an ice rink to a climbing wall, from a bowling alley to a swimming pool.

"Will you support local sports clubs?"

The extent of the proposed green space at Alconbury clearly provides opportunities for new sports provision. As part of creating a new community on the site, many people saw the accommodation of new and existing sports clubs as a key element. Particular support was apparent for new rugby facilities and for the proposed cricket pitch.



OUR RESPONSE

WE HAVE:

- » committed to flexible community space, and a specific faith space and clergy house within the first phase of residential development. We are continuing to involve the stakeholder group in designing and challenging us on the design and roll-out of that space.
- » taken forward discussions with specific partners within health, education and other public services to discuss the needs of the development and the wider context of local needs which any provision could support.



WE ARE/WILL:

- » be working with Cambridgeshire ACRE, the Hunts Voluntary Forum and local communities to study best practice for providing and managing community assets to support and reflect community aspirations.
- » continue discussions with statutory partners about the potential provision of secondary/tertiary/vocational educational provision on site to optimise the links between education, enterprise and industry.
- » work with Huntingdonshire District Council and Sport England to carry out an audit of current sports and leisure needs locally – building on existing discussions - to see what provisions here would enhance the area. We will be involving local youth and sports groups in these discussions.
- » continue to talk to Huntingdonshire Rugby Club about them being early tenants on site. We also continue to support the Stags and the Alconbury Colts through sponsorship.

PLEDGE 9:

We will provide long term facilities for local sports teams and clubs



ENTERPRISE AT ALCONBURY

THE VISION PRESENTED

DRIVING ENTERPRISE

The strength of Alconbury as a business location has always been a key driver for our vision.

Earlier this year Alconbury was promoted by the Greater Cambridge Greater Peterborough Enterprise Partnership (LEP) in a national competition as its candidate for Enterprise Zone designation. The LEP was supported by the County Council, Cambridge City Council, Opportunity Peterborough and the surrounding District Councils as well as Anglia Ruskin University and Cambridge University.

On the 17th August the Government awarded an Enterprise Zone to Alconbury endorsing the site's business credentials and putting us on the national map as a great place to do business.

WHAT BEING AN ENTERPRISE ZONE MEANS

All Enterprise Zones will benefit from:

- » A business rate discount rate worth up to £275,000 over a five year period to businesses located within the zone;
- » Government support to deliver super fast broadband; and
- » A simplified approach to planning led by the District Council.

We estimate that the Enterprise Zone will deliver 1,500 jobs by 2015 and there will be up to 8,000 jobs across the entire site by 2036. It could also create a further 6,000 jobs in the local area through local contracts and ancillary businesses.

This is good news as the growth in business rates generated within the Enterprise Zone, for a period of at least 25 years, will be retained by the LEP and distributed to support local economic priorities.

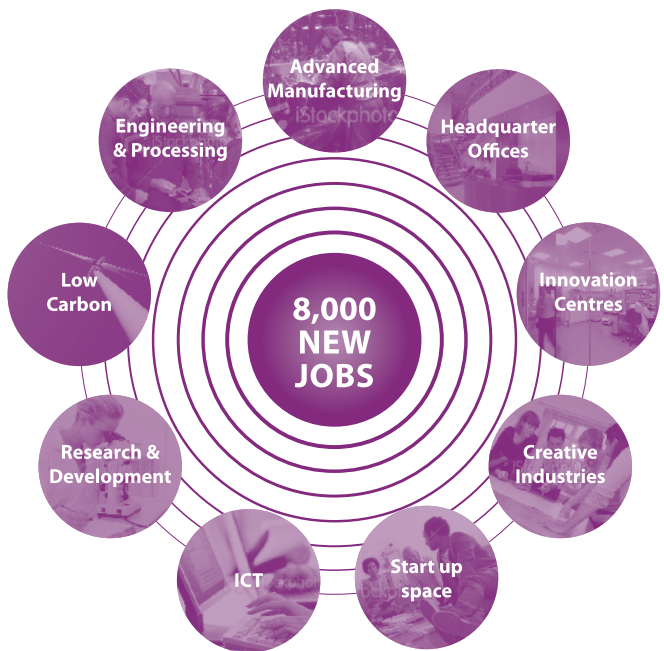
Furthermore, whilst the Zone promises broadband to businesses on site, we are committed to spreading super fast broadband connectivity out to the local communities around the site.

BRINGING IN INVESTMENT

Our approach to the development of Alconbury is based on attracting new jobs, investment and opportunities by delivering a great place to live, work and play.

Currently we have a range of businesses on the site operating under a temporary planning consent. We will be working with these businesses as part of our proposals for the site.

Future employment will focus on a range of sectors including:



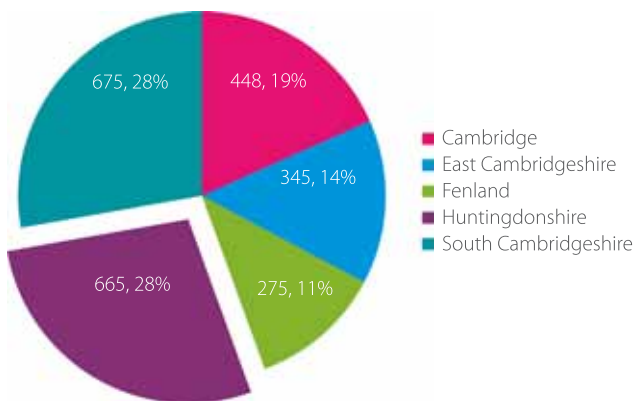
We will need to build a range of space to respond to different types of business needs, including:

- » Innovative businesses looking to start their businesses from scratch;
- » Growing companies who are seeking to expand their business;
- » Large scale operators who wish to incorporate a range of uses such as offices, R&D and manufacturing; and
- » Businesses that are seeking space for headquarter offices.



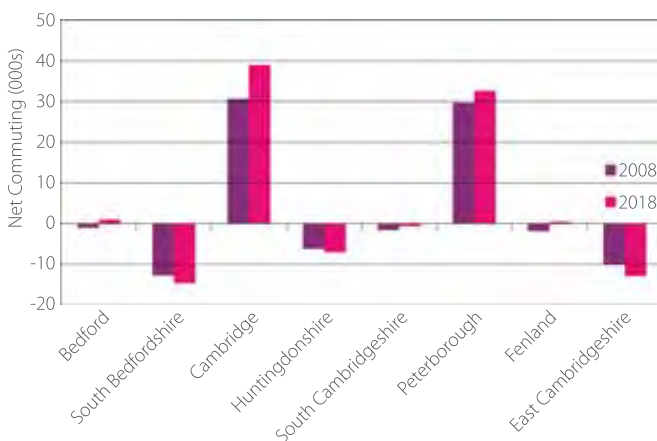
SUPPORTING START UPS

Huntingdonshire has a high proportion of new companies starting up in comparison with other local districts. Alconbury will be able to support its innovative local community by allowing these businesses to grow and provide further space for new start-ups.



Number of business start-ups in Cambridgeshire (2009) (source: ONS, 2011)

PROVIDING OPPORTUNITIES TO LIVE & WORK IN HUNTINGDON



Significant numbers of people live in Huntingdon but work elsewhere. By creating a mix of new employment opportunities and new homes at Alconbury we hope to significantly reduce the amount of out commuting that currently occurs.

YOU CAN ACCESS THESE OPPORTUNITIES

As businesses are attracted to Alconbury we want to work with the local community to ensure that as many of these new jobs as possible are available to local people by:

- » Creating a Jobs Academy – linked to Jobcentre Plus and Work Programme objectives. This will channel local people into jobs on site and provide training from the construction phase onwards;
- » Working with local businesses to maximise their opportunities on the site;
- » Providing space for local businesses to grow;
- » Working with local schools and colleges to match skills to jobs; and
- » Working with companies to provide skills development training and apprenticeships.

WHAT HAPPENS NEXT?

To attract great businesses to the site we need to make sure that it looks its best. We will soon be preparing the site by landscaping, tree planting and addressing key access issues.

At the same time:

- » Huntingdonshire District Council will commence consultation on a Local Development Order to facilitate appropriate business development within the Enterprise Zone area of the site; and
- » Urban&Civic intend that the planning process for the whole site will continue with the aim of an outline application being submitted in Summer 2012.

Urban&Civic are working with Huntingdonshire District Council to make sure that the Local Development Order and the Masterplan are entirely complimentary and deliver our ambitions for a high quality mixed use development.

The business rate discount will apply to the site from April 2012.

ENTERPRISE AT ALCONBURY

WHAT YOU TOLD US

The provision of new jobs for Huntingdonshire at Alconbury was felt to be fundamentally a good thing from both those who attended the Technical Workshops and the Design & Discovery day reflecting the current challenges for the area in terms of attracting new investment. In shaping the scope and approach to delivering that new employment the following comments were raised.

“Where are all these jobs going to come from?”

There was some scepticism from those attending the Design & Discovery day as to whether the aspirations for 8,000 jobs across the target sectors identified could be achieved. Despite this, the challenge was laid down to aim high in this respect ensuring quality and vision and maintaining these standards. Clearly, the Enterprise Zone status for the site is a significant benefit in this respect in raising the profile of the site at a national level, and further work was considered important in terms of national and international marketing if the aspirations are to be achieved.

“You must remove barriers to get people to invest”

In delivering these new opportunities, many comments focussed on the need to provide the right conditions at Alconbury. The Enterprise Zone status was broadly welcomed, but the key issues of power, broadband and transport all need to be addressed if businesses are to come to the site. The identity of the site was also felt to be important in this context. The need for a ‘wow’ factor based on a proper approach to mixed use development including new housing was identified.



“What’s to stop companies benefitting from reduced business rates and leaving after 5 years?”

Real concern was expressed at both the Technical Workshops and the Design & Discovery Day that Alconbury would simply draw businesses out of other locations in Huntingdon rather than resulting in genuinely new investment in the area.

“How will you ensure that these jobs go to local people?”

Whilst the principle of new jobs in the area was certainly welcomed, the need to ensure that appropriate mechanisms are put in place to enable local people to access the opportunities came across strongly from the event. This was felt to be particularly important for younger people and suggestions included apprenticeship schemes and working with local education organisations including the Regional College.

“The benefits of investment at Alconbury should not be limited to the site”

The development of Alconbury can and should deliver benefits across a much wider area. There were a number of practical points raised here about the beneficial effects of infrastructure investment, not only in terms of transport but also broadband. It was also felt that economic activity at Alconbury needs to build on the existing business base to ensure the development optimises benefit across the local economy.



OUR RESPONSE

WE HAVE:

- » appointed a Brand Development and Marketing agency to support the promotion of the Enterprise Zone and broader development to key target audiences.
- » submitted and been granted an Enabling Application which will help us shape the new Enterprise Zone with a new entrance, early tree planting, internal road lighting and landscaping.
- » commissioned research for transitional and long term superfast Broadband options, which will also benefit the wider area.
- » developed a package of flexible response mechanisms to ensure we can respond quickly and flexibly to interest and potential tenants, including appointing highly respected architects to help design and build for prospective tenants.
- » formed a partnership group with Jobcentre Plus, Huntingdonshire Regional College, Huntingdonshire District Council and the Secondary Education Partnership to look at setting up a brokerage scheme to enable jobs, apprenticeships and work placements to go to local people both as the site is developed, and as new tenant businesses come to the site.
- » committed to the development of a contracts brokerage scheme on similar lines to ensure business can go to local firms as the site is developed and serviced.
- » Become a Board Member of the Huntingdonshire Chamber of Commerce, and the Huntingdonshire Town Partnership to support local businesses and the wider regeneration of the area.

WE ARE/WILL:

- » ensure a physical presence in the town centre to reach people with clear information about job opportunities and contract opportunities.
- » launch a targeted Marketing Campaign of the Enterprise Zone from Spring 2012.
- » developing a mechanism with Huntingdonshire District Council and the Local Enterprise Partnership to ensure the Zone enhances and supports local businesses and does not lead to displacement ("rate-hopping") with businesses moving to the site just to benefit from the rates relief.

PLEDGES 2 & 3:

We will bring forward an enabling application during 2011 to start the Enterprise Zone

We will maximise the jobs on site for local people, working with Jobcentre Plus and Huntingdonshire Regional College



TRANSPORT

THE VISION PRESENTED

GETTING AROUND

The development of Alconbury gives us the opportunity to help make transport work – not just on the site, but across the local area. By investing in the right way, in the right things we can start to tackle some of the local traffic issues and provide real alternatives which will reduce people’s dependency on cars.

Our approach is based on delivering low carbon transport through:

1. Establishing a Network of Pedestrian & Cycle Routes

The former airfield is currently gated and fenced off creating a block to movement within the area. New footpaths, bridleways and cycle paths will be established and historic links re-opened with the addition of enhanced connections with Huntingdon, the Ouse Valley and the award winning Great Fen Project.

2. Investing in Effective & Regular Public Transport

Central to our aspiration of being an exemplar low carbon development is prioritised public transport. A new high speed dedicated busway will link the site to the whole of Huntingdon and we aspire to make this an extension of the Guided Busway to Cambridge. Discussions with Network Rail are progressing well, and we hope to bring a new rail station to connect the site to the East Coast main line.

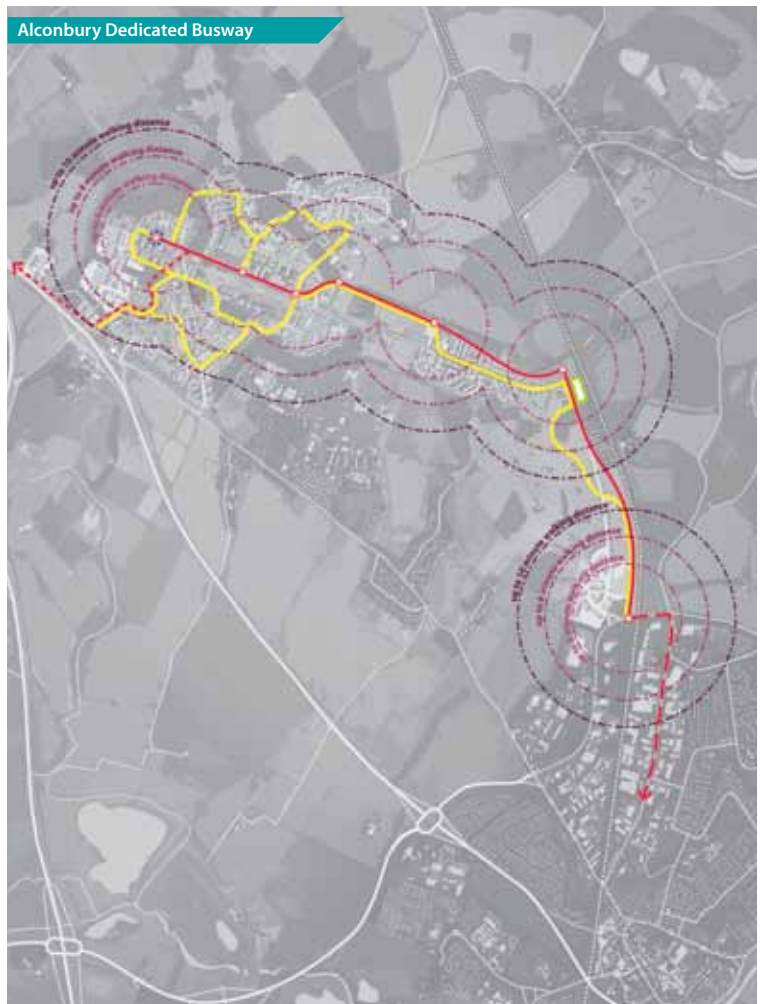
3. Managing Traffic









Whilst Alconbury is strategically placed, within easy access of both the A14 and A1, we are committed to minimising traffic, and in particular impacts on local roads. We have made a strategic acquisition of an additional 340 acres between the airfield and Huntingdon to ensure that a number of entrances and exits can be provided.

We will reduce car usage and promote travel by other modes, through designing the development to make car use less attractive, giving people a viable alternative to the car and proactively managing this through car clubs, car sharing and other measures. At the same time, we will invest in improving local roads – such as Ermine Street – and junctions and provide new road links that remove traffic from the surrounding villages.

LONG TERM COMMITMENT

We are investing in this site for the long term and will develop a forum which brings together businesses, residents and neighbouring villages to review our transport management systems, ensure we meet our targets and respond to any issues.



-  Dedicated Busway
-  Stop
-  Terminus
-  Huntingdon connection
-  Potential Peterborough extension
-  Primary Street
-  Preferred rail station location
-  Walking Catchment

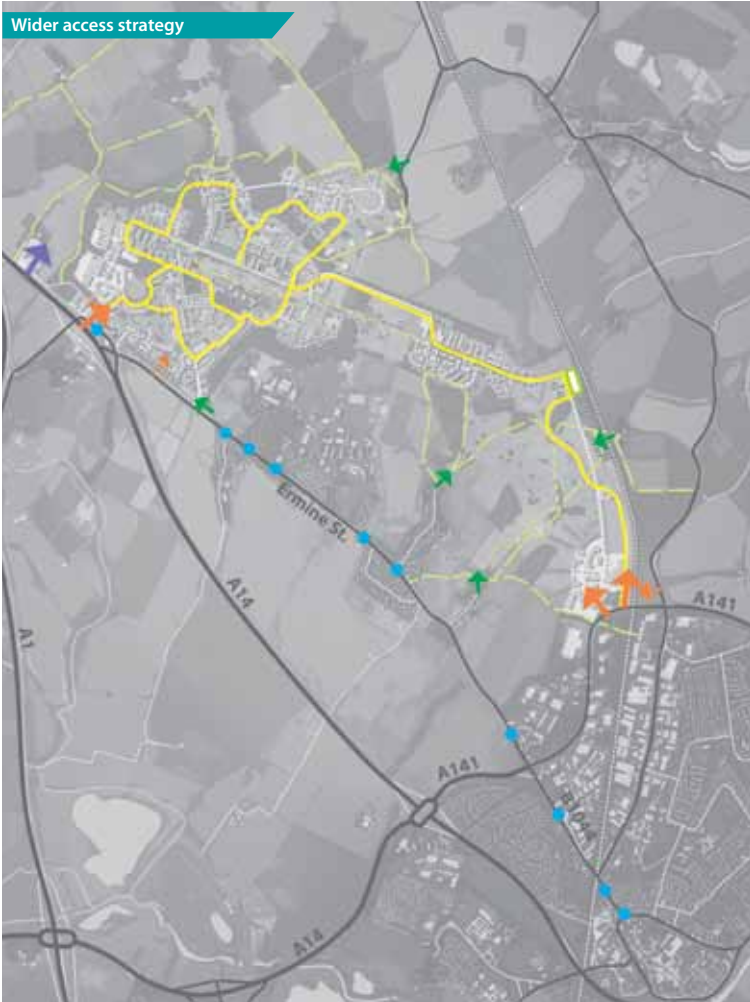
How are you going to ensure that traffic can continue to flow smoothly



PARTNERSHIP AND PROCESS

Transport planning must be mindful of the future and of the wider area. That is why our transport approach has been developed in partnership with the District and County Council and the Highways Agency. It has been developed through:

- » 6 weekly meetings with partners to discuss current issues and fit the development at Alconbury alongside other future plans;
- » Extensive traffic surveying at different times of the day and week, at key points within a 5 mile radius of the site; and
- » Investment in the County Council's transport modelling system to ensure it properly covers the Huntingdon area and reflects the diverse movements of people living in and travelling through the local area.



	Primary Access (Vehicular, Pedestrian, Cycle, Public Transport)		Preferred rail station location
	Possible Secondary Access (Vehicular, Pedestrian Cycle and Public Transport)		Existing Footpaths and Bridleways
	Pedestrian & Cycle Access		Potential New Footpaths and Bridleways
	Construction Access		Existing Primary Roads
	Primary Street		Existing Secondary Roads
			Existing bus stops on Ermine Street



TRANSPORT

WHAT YOU TOLD US

Those consulted broadly welcomed the approach being taken forward for the site. However, it is clear that transport was a major concern for many. Most feedback focussed on making sure concerns regarding the traffic issues are taken seriously and addressed robustly.

“We need to get away from business as usual”

The need to think differently about transport was welcomed by both technical attendees and those who came to the Design & Discovery day. This led to strong support for the public transport elements of the scheme and the importance of opening up appropriate pedestrian routes, bridleways and cycleways.

There was also some scepticism, however, as to how far these measures might be able to go in reducing car usage on the site and that they should not be seen as an alternative to dealing with the traffic that the scheme will generate.

“The Cambridgeshire Guided Busway should come here”

There was generally strong support for the concept of linking the site in with the Cambridgeshire Guided Busway, but that this should not be at the expense of considering local bus services as part of the package.

The concept of a new rail station was also broadly welcomed. However, further thought was requested into the nature of this station, the development around it in terms of density and uses, the role that it might play in the wider area and mitigating the potential traffic impacts on the surrounding villages. The issue of car parking at the station, in particular is key in ensuring that this does not intensify traffic to the site.



“Please deal with the infrastructure first”

Many comments raised the issue of phasing and timing of transport infrastructure. Many saw it as essential to get the link through Grange Farm to the A141 as early as possible. This relates to traffic impact in the Stukeleys (and elsewhere) as well as to the need for the early establishment of non car mode travel patterns as soon as possible. Suggestions included investigating ways of bringing forward funding and provision of a low cost initial link to be upgraded later. At the same time, some concerns were raised that the 2 major vehicular access points will not be sufficient.

“The only concern for us is transport and roads”

Concerns were raised by a number of attendees in regard to traffic congestion on the A141 and the link between this road and the A14. There is clearly much frustration as a result of the cancellation of the Ellington to Fen Ditton scheme, and the current impact on communities across a wide area when there are problems on the A14.

Without exception people understood that Urban&Civic are not responsible for resolving the A14 problem, but felt that the Alconbury development must not make matters worse. There was general acceptance that we all need to put pressure on the politicians to deliver a solution quickly and the Enterprise Zone is a positive tool in this regard.

The potential knock-on impact of the A14 and the development on the local road network was raised. In particular there was an ask for no vehicular connections through Clay Lane – with which we initially agreed. However in discussions with transport partners it was made clear that a potential future option of a public transport access to the Lane needs to be retained. We have therefore amended the pledge to ensure no private vehicles can use the Lane, and will suggest and fund the installation of bollards to reinforce this.

OUR RESPONSE

WE HAVE:

- » committed to no vehicular connections through Owl End and Green End (Great Stukeley).
- » we have committed to no private vehicular access through Clay Lane.
- » put our shoulders behind the lobby for upgrading the A14 through our own connections.
- » joined the Cambridgeshire Travel for Work Partnership and are examining a range of tie-ins, schemes and initiatives for the short, medium and long term.
- » accelerated talks with the Highways authorities about potential improvement works to the A141 and the timing of the Southern Gateway access being in place. Timing of this will be agreed as part of our modelling analysis.
- » encouraged and support a working group which is looking at the potential impacts and potential traffic calming solutions for Ermine Street with the Stukeleys.
- » we have had further positive communication with Stagecoach regarding the Public Transport provision and links to (and enhancement of) the Cambridgeshire Guided Bus route.

WE ARE/WILL:

- » work with local schools and colleges and draw on national and international best practice to develop behavioural change campaigns which support our investment in public transport solutions – and ensure they are used!
- » ensure that our transport modelling demonstrates a robust assessment of the road network in the context of this development.
- » develop a governance aspect to our transport strategy which will monitor the impacts of traffic from the development on the local area, and respond with additional investment and initiatives as required.

PLEDGES 4 & 7:

We will create a Southern Gateway to connect to Huntingdon Town Centre

No vehicular connections through Owl End and Green End (Great Stukeley) and no private vehicular connections through Clay Lane (Abbots Ripton)



LIVING LANDSCAPE

THE VISION PRESENTED

LANDSCAPE

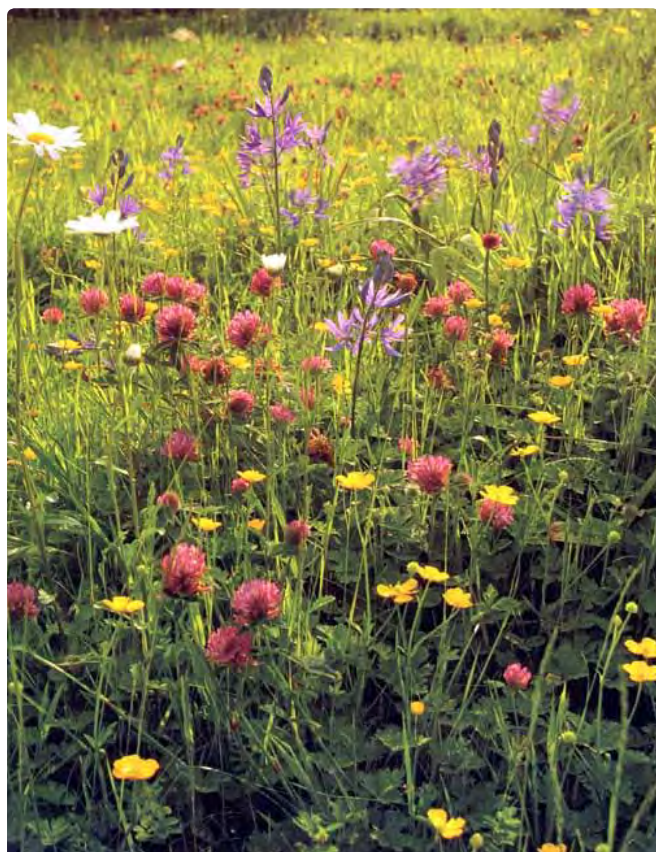
We want to craft a place where the natural environment has a presence throughout the site. We think that homes and places of work can become an integrated part of that environment with connections via woodland walks, green corridors and open space. To do this we will keep over 700 acres of the site – 50% – as green space which will include:

A Green Wedge – 75 hectares of land protected for future generations and providing a green buffer zone for the Stukeleys;

Heritage park – a new park that will celebrate and interpret the war time heritage of the site;

New Woodland – 90 hectares of new woodland will be planted on the site; and

Food production – extensive provision of allotments, community orchards and potentially a community farm.



THE NATURAL ENVIRONMENT

Our approach to the natural environment has three key principles:

1. Connecting Woodlands

Cambridgeshire is one of the least wooded counties in the country. To strengthen the habitat links between the woodland and hedgerows to the south of the site, with the ancient woodland to the north and beyond we will create over 90 hectares of new woodland and hedgerows.



Can we have an apple orchard and strawberry farm "pick your own" and community days there

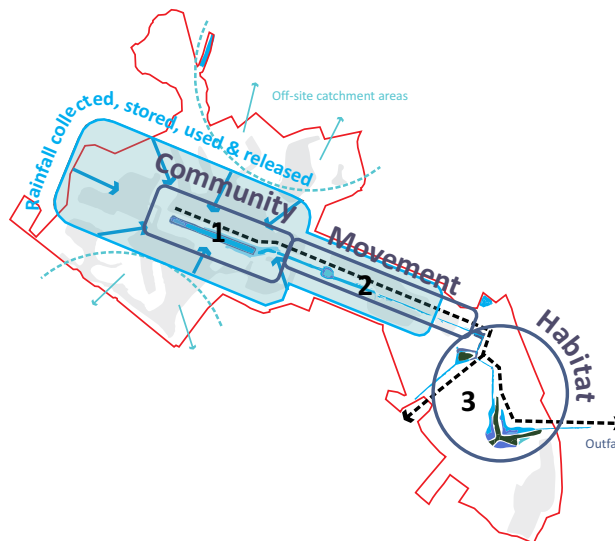
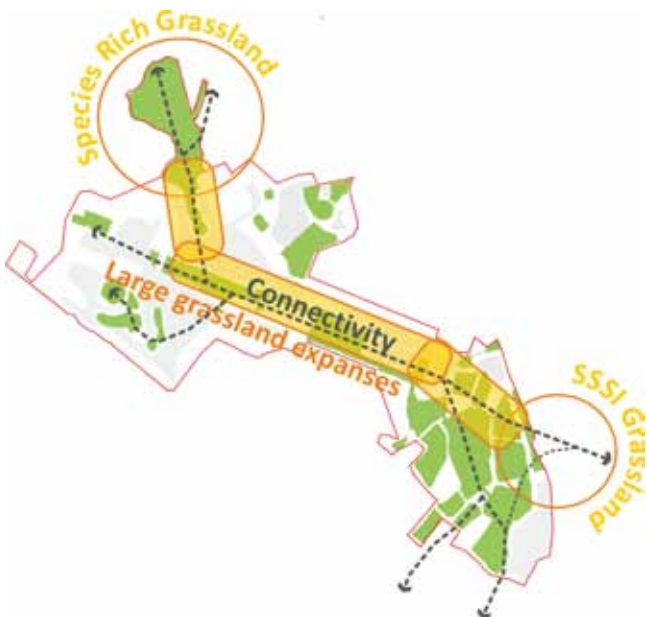
Screening needed from views from the west and south west. Commercial buildings too close to Ermine Street

2. Replenishing Grasslands

We want to deliver large areas of new, species rich grassland for people and wildlife to enjoy. We will provide over 200 hectares at Alconbury which will enable us to reintroduce new and lost species such as the "Pasque", the county flower of Cambridgeshire.

3. Recycling Water

This region has the lowest rainfall in the country. We want to harness and manage water. By capturing, storing and recycling rain and surface water, we can deliver new landscapes and habitats across the site.



Protect as much of the wildlife and habitats on site as possible

I like it

Overall ecosystem good idea

Awesome! I hope it goes well!



- 1 Grasslands**
- Reinstated species-rich grassland habitat
 - Wildlife corridors
 - Multi-functional productive landscape



- 2 Moated Woodland**
- Rich, diverse habitat resource for wildlife
 - Retains and enhances existing woodland and hedgerows
 - Integrates SUDS and seasonal wetland habitat



- 3 Open Parkland**
- New large informal green space for the area
 - Passive recreation
 - Reinstates and enhances historic features



- 4 Prestley Wood**
- Schedule Ancient Monument
 - Distinctive feature on the sky line
 - Part of sites heritage story



- 5 Productive Landscape**
- Productive landscape including edible forest garden
 - Community woodland and allotments
 - Educational resource

JOIN US FOR A WALK AROUND THE NEW LANDSCAPES



OF ALCONBURY...



- 6 Linear Park**
- Multi-functional open space, including educational uses
 - Formal and informal recreation
 - Runway retained as part of movement network



- 7 Campus Park**
- New focal space comprising large formal public square
 - Incorporates SUDS as part of new linear waterway feature
 - Strong relationship to surrounding 'commercial hub'



- 8 Cricket Pitch**
- Incorporates listed building as a cricket pavilion
 - Formal recreation
 - Focal point within 'commercial hub'



- 9 Boundary Walk**
- Strong relationship with new and existing woodland
 - Interpretive heritage trail
 - Passive recreation corridor



- 10 Heritage Park**
- Retains listed hangars
 - Incorporates 'magic mountain' within its setting
 - Multi-functional events space

LIVING LANDSCAPE

WHAT YOU TOLD US

The main message from the Design Enquiry process was one of support for the landscape and green infrastructure proposal as set out. The scale, proportions and nature of the landscape, linked to its active use excited many of the attendees at both the Technical Workshops and the Design & Discovery day.

“Great ideas for variety, using existing features”

“When can you start?”

The general enthusiasm for the proposals was backed up by a number of attendees being keen to see early planting in creating these new landscapes. There were a number of reasons for this from acting as an early commitment to setting the context for the development that will follow.

“Have an integrated approach to Green Infrastructure”

A very clear message for the evolution of the concept plan for Alconbury was to look closely at the potential for green infrastructure to play a number of roles. The ability of green and open space to provide not only access, but also new habitat and visual mitigation all need to be drawn together. In addition, the importance of thinking about open space and landscape in conjunction with the strategies for energy, waste and water is essential in achieving this aim, for example the use of Sustainable Urban Drainage.

“Don’t forget the importance of future maintenance”

The scale and nature of the proposed green space and landscape led to a number of comments from both technical attendees and those who came to the Design & Discovery day that a proper management plan for the future maintenance of the proposals must be part of the early planning for all the landscape proposals.

“Cycle paths, bridleways, running routes and dog friendly walks”

The feedback from the Design & Discovery day was very clear in terms of the potential to open up the site and to deliver new recreational access routes that are well connected to the surrounding area. This was seen as a real benefit for local people and the delivery of new routes needs to be a core part of the proposals. A particular concern was raised in relation to Clay Lane and the importance of this as a recreational route, linked to the villages to the north but not for vehicular traffic.



OUR RESPONSE

WE HAVE:

- » competed our first landscape improvement scheme with the planting of 2,250 trees and shrubs as part of landscape improvements along Ermine Street. This included a community tree planting event.
- » committed to ensuring green “wedges” between the site and existing communities to ensure each community retains its separate identity and rural aspect.
- » broadened the scope of our Green Infrastructure Strategy to ensure it links effectively with our plans for energy, waste, water and active communities, and is a theme which brings each part of the scheme together.
- » heard the excitement and interest in this topic, so are looking at ways in which we can involve local communities in helping us design key parts of the public open space.
- » taken the issue of light impact on the local area as a specific strand of work within other impact analysis we are undertaking and this will guide our lighting policy for the site.

WE ARE/WILL:

- » plant woodland early around the edges of much of the site to reduce visual, noise and light impact in the surrounding area.
- » undertake research about best practice for sustainable long term management of public open spaces, and as part of the Green Infrastructure strategy will ensure long term maintenance is included and is keeping with our approach to community assets.
- » investigate how we can legally and robustly guarantee the green space bordering the Stukeleys in perpetuity. This will be agreed with the Parish Council.
- » We are working with Natural England to mitigate the impact of the railway station on a small section of SSSI calcareous grassland, and drawing up a plan to create significant new areas of habitat within the same area.

PLEDGES 1 & 6:

We will plant over half a million new trees across the site starting Winter 2011-12

We will give long term legal protection to the major parks and public spaces, including a permanent green shield for the Stukeleys



HOMES & LIVING

THE VISION PRESENTED

EXEMPLAR HOUSING

1. New Homes

As part of our commitment to a high quality low carbon site, we propose to deliver approximately 5,000 new homes over 25 years. The bulk of these homes will be built at a medium to low density primarily for families and we will work to ensure that new housing is affordable and flexible in order to respond to changing needs over time.

2. A Living Environment

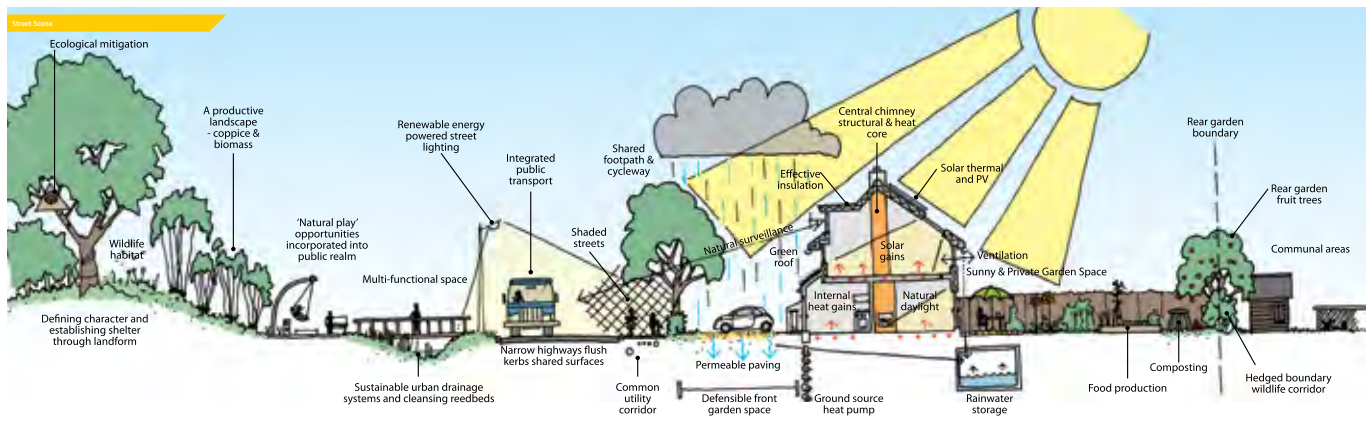
Maintaining the sense of space at Alconbury is a crucial part of the development:

- » All future residents will have access to a range of natural environments including generous private gardens;
- » New public transport, cycleways and footpaths will help ensure that the development is accessible to everyone; and
- » Links with nature through community orchards, allotments and edible forests will help to provide locally grown food.

3. Build Quality – Only the Best will do

We will create attractive high quality places where people can feel at home and in which we can all take pride. This will be delivered by:

- » Best practice design guidance being established and enforced through planning system;
- » Our long term ownership, meaning we share the Council’s interest in seeing quality from first to last; and
- » Providing self-build plots to allow unique architectural solutions and individualism to flourish.



Use local architects

Will you make sure house have decent gardens. We all live so squashed up

The area needs many affordable homes for people to rent as well as buy

Please use Eco friendly building and modern architecture

4. Low Carbon Living

We want to make it easier for people to lead low carbon lives. As part of the development:

- » We are working hard to identify the best low carbon materials and designs from examples across the world;
- » Our homes will integrate practical features to make sustainable living part of everyday life such as recycling facilities, rainwater storage, micro power generation, bike parking and electric car charging; and
- » We will ensure that the infrastructure on and under the site reflects our low carbon ambitions.

5. Creating Community

We believe that by creating engaged and active communities from day one, we will ensure a place which truly works for people, with people. The mix of residential and business use across the site is a key element of this as are local forums to monitor any traffic issues or support community initiatives.

AFFORDABLE HOUSING

We want to deliver different types of housing which meet the needs of the local community. Affordable housing will be a key element of this and we are discussing integration, design and types of tenure with Huntingdonshire District Council to meet local demand.



HOMES & LIVING

WHAT YOU TOLD US

There was much interest in the residential elements of the emerging masterplan. There was very little objection to the inclusion of new homes as part of a sustainable approach to the future for Alconbury. The feedback was much more focussed on the nature of the homes to be provided, the quality of those homes and the facilities that need to be put in place to support them.

“Keep housing density low, we all live so squashed up”

The nature of the housing at Alconbury is clearly a ‘hot topic’. There seemed to be very little appetite amongst those who attended the Design Enquiry for high density residential development. Most people wanted to see a range of housing that meets the needs of young and old. This should move away from the higher density that has been the trend in recent years, delivering sufficient car parking and decent sized gardens reflective of the less urban setting of the site.



“Residential development at Alconbury should have its own identity”

Design and quality were issues that exercised many people who attended the Design & Discovery day in particular. Detailed comments on the individual character areas of the site are set out later in the report. These comments on architectural style are very helpful in shaping future design aspirations for the site. The need to ensure identity and quality throughout the development came across strongly. Practical ideas such as the use of local architects and the provision of self build plots were welcomed.

“The area needs affordable homes for people to rent as well as buy”

The provision of affordable homes through a range of types and tenures including rental was an important message. There are clear ideas about how this might work spatially on site, for example avoiding high density provision in a single area.

“Alconbury should develop a new community”

Many people felt that the delivery of new homes on site will really only be effective if it is balanced with the provision of new facilities to create a community from day one. This is reflective of the comments received under Active Communities. In addition to new provision, the important role that the existing communities around the site might play in helping to establish this was identified. At the same time a number of comments were made about the importance of Alconbury being connected to and supporting Huntingdon town centre rather than competing with it.



OUR RESPONSE

WE HAVE:

- » started developing design principles that houses at all price ranges and tenures should be generously proportioned for family living and home-working, as well as having good sized gardens and good parking.
- » reinforced our previous commitment to low density housing across most of the site, with areas of higher density housing to create a civic "buzz" in key locations.
- » started work on a sustainable mechanism of controls which will be agreed with Huntingdonshire District Council , the LEP and the Parish Council Liaison Group, to ensure quality is maintained from the first to the last brick. This will be informed by specific views given about architectural styles through the Design Enquiry.
- » committed to providing a range of different tenures for housing on the site which will be agreed with Huntingdonshire District Council but include social housing, private rented, and shared ownership as well as owner-occupier.

WE ARE/WILL:

- » explore innovative ways in which to deliver a range of affordable housing without the availability of government grants.
- » seek to provide a proportion of the residential properties for rent.
- » work with Huntingdonshire District Council to establish strong links with Huntingdon Town Centre whilst providing local facilities on site.

PLEDGES 4 & 5:

We will create a Southern Gateway to connect to Huntingdon Town Centre

We will actively participate in the regeneration of Huntingdon Town Centre



HISTORY & HERITAGE

THE VISION PRESENTED

CAPTURING 70 YEARS OF GLOBAL HISTORY ON YOUR DOORSTEP

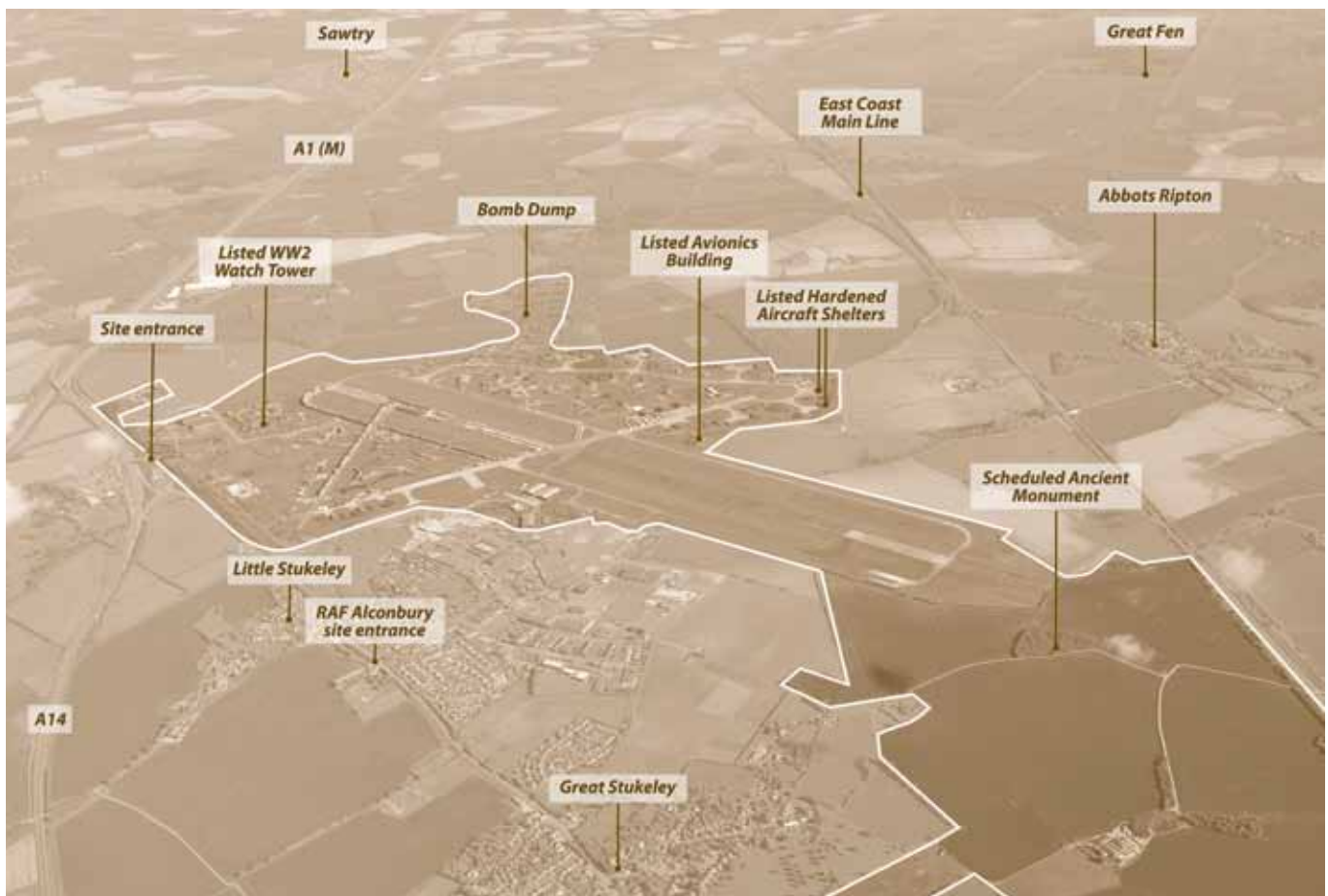
Like many airfields in East Anglia, Alconbury played a key role – first for the British, then the Americans – in the Allied victory over Nazi Germany. Alconbury, however, went on to play a crucial and unique role throughout the Cold War and remained in active service until 1995.

The legacy of these conflicts has laid down layers of history which are intertwined with the communities around the airfield and we want to capture that history and weave it into the future of the site.

The site also contains a scheduled ancient monument which sits within Prestley Wood.

Our principles in developing a heritage strategy for the site are to:

- » Ensure that the listed buildings are properly integrated within the development to provide future heritage, cultural and community benefits;
- » Capture the ‘ghost of the Runway’ within our overall design;
- » Use the heritage buildings and military artwork along the walks and cycle ways to link people to the landscape and heritage around them;
- » Restore Prestley Wood and provide the Scheduled Ancient Monument with the setting it deserves; and
- » Investigate below ground archaeological features to better understand the ancient landscape and to capture the history of the local area prior to the Second World War.



Don't forget us
at the Stukeleys
Heritage Group!

Good use of
the old existing
buildings

Please keep our
heritage and make
it integral to your
developments



Conversion of an aircraft hangar into an event space



Conversion of an old WWII watchtower to a cricket pavilion to safeguard its long-term future



HISTORY & HERITAGE

WHAT YOU TOLD US

One of the strongest messages of the four days was to effectively record the history of the site for future generations and to ensure that where possible this heritage is built into the approach to the sites future.

“Please keep our heritage and make it integral to your development”

There were a number of suggestions as to how this might be achieved. The need to record and display on site, the names of all those who have lost their lives from Alconbury in the Second World War; support for a heritage park; archaeological investigations to assess the significance of the site prior to the Second World War and investigation of a museum or interpretation centre all emerged.

“Hoorah for the Cricket Pitch ”

The principle within the masterplan of finding new uses for buildings and heritage assets across the site was welcomed. The reuse of the listed watch tower as a cricket pavilion and the development of a cricket pitch to protect its setting in particular met with approval. Appropriate interpretation for the Cold War listed buildings was also important for heritage stakeholders.

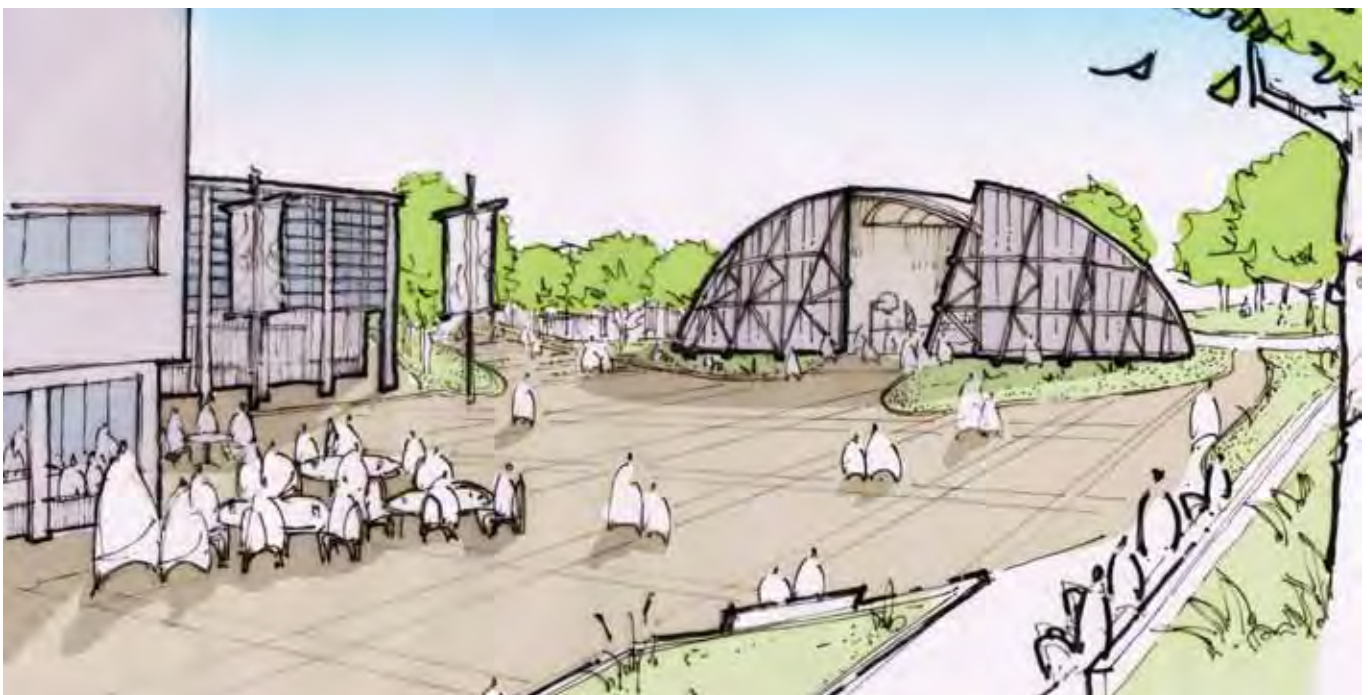
Many of the discussions therefore focussed around ensuring that as the masterplan is developed, its significant Cold War role is reflected.

There was also an understanding that not everything on the site can be kept and that there may be the opportunity to find temporary uses for buildings where it makes sense to do so.

“Don’t forget the runway”

The importance of the runway to interpreting the history of the site was identified by both technical stakeholders and those who attended the Design & Discovery day. At the same time, there was a recognition that it is unlikely to be practical to retain it as is. People were keen to ensure that as the masterplan is developed, the memory of the airfield’s layout is reflected.

All this needs to be pulled together through an appropriate Heritage Strategy for the site as part of the planning application process.



OUR RESPONSE

WE HAVE:

- » started mapping out a project which will:
 - capture the memories and history of the site for future generations;
 - record the buildings – by photograph and painting – to capture the fabric and setting of the site;
 - Research the names of the servicemen who lost their lives from Alconbury during the Second World War; and
 - include local and regional history groups and stakeholders to help define the future heritage strategy for the site.
- » reinforced our approach of carrying a memory of the airfield's layout within the masterplan.

WE ARE/WILL:

- » look to appoint an artist in residence to capture the buildings and site through its transition.
- » put together a group to consider making the most of the heritage assets that are retained on the site for educational, cultural and tourism opportunities.
- » alongside the Listed Buildings which we will keep - look at the robustness of other historic buildings where they can have a sustainable commercial or community use.

PLEDGE 8:

We will record and publish the social history of the airfield and incorporate physical elements of its past



RESOURCES

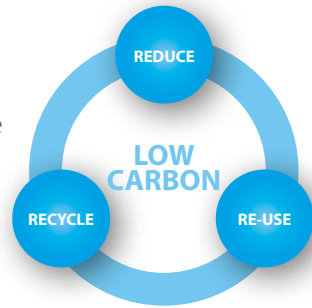
THE VISION PRESENTED

REDUCE, RE-USE, RECYCLE

The scale of the site and the mix of uses makes it possible to deliver innovative solutions to energy, water, carbon and waste management for the site itself and the wider district.

We want to create an exemplar of low-carbon development.

We are using three principles of sustainable working and living to support this:



Reduce

We will reduce the amount of energy and water we use and the levels of waste produced by:

- » Designing and building highly efficient homes and business space, so that no heat, light, energy or water is wasted;
- » Driving down demand through design and delivery of innovative technologies;
- » Offsetting the district's carbon footprint through extensive woodland creation;
- » Reducing water use and wastage and better managing the water cycle to reduce shortage and localised flood risks; and
- » Control excess water flows to mitigate localised flooding.

Re-use

We will re-use as many of the resources we can on site through:

- » Retaining and refurbishing the infrastructure and materials already there from substations to concrete and even buildings;
- » Delivering innovative technology such as renewable energy powered street lighting, ground source heat pumps, solar water heating and a combined heat and power network;
- » Promotion of recycling culture, via online Freecycle forums, and visible interactive features; and
- » Rainwater storage, urban drainage systems, cleansing reedbeds and water recycling.

Recycle

We aspire to send zero waste to landfill and support 90% recycling of waste throughout the site by:

- » Building effective and efficient recycling facilities into the design;
- » Creating material recovery and household recycling facilities on the site;
- » Providing on-site waste water ('living') treatment - enabling the delivery of black/grey water recycling; and
- » Capturing rainfall/surface water and recycling this for household sanitation use and irrigation.

ENERGY

We aspire to produce 100% renewable energy on site, and be an exemplar for green energy. We want to involve the schools, businesses and communities on site and in the surrounding area to promote renewable energy options. We are working through all the options of how to do this most effectively, and welcome your views on what you would or would not want to see on the site:

- » Geothermal
- » Solar
- » Energy from waste
- » Biomass
- » Anaerobic Digestion
- » Gas
- » Wind
- » District Heating



RESOURCES

WHAT YOU TOLD US

The views expressed at both the Technical Workshops and the Design & Discovery day were varied and challenging. Whilst there was a good level of support for the aspirations as expressed, there were a number of differing thoughts on the best solutions for achieving them.

“This is a great opportunity to be a site of best practice for sustainable use of resources.”

People who attended the Design & Discovery day were very well informed about technology options and issues, particularly in relation to energy. Much of the debate centred on this topic and whilst there were differing views about the potential sources of renewable energy on site, in particular wind and solar, there was overall support for the need to retain flexibility in energy options. Matched with this was a recognition that generating renewable energy is only one side of the equation and that demand management needs to be built into the approach, particularly through appropriate design of homes and places of work. There was real interest from local renewable energy suppliers in being involved in the project as well as the prospect of community ownership in energy.



“Combined Heat and Power and the use of waste to generate community heating is a great idea”

The ability to effectively meet the aspirations that have been set in sustainability terms means that a range of solutions will need to be explored from commercial to community scales. There was a recognition that this is the case and that these different possibilities should be pursued as part of a comprehensive approach to the site to include water, waste and energy. People liked the idea that Alconbury could offer recycling facilities for the benefit of the wider area.

“Water Management structures must come early and be well planned”

Queries were raised over water resources, the existing potable supply and the foul water capacity in the area. The approach to water management at Alconbury will therefore require a water cycle study to ensure that the development will not impact negatively in this respect. There were no issues raised at the Design and Discovery day relating to flood risk.



OUR RESPONSE

WE HAVE:

- » welcomed the feedback about our aspirations to deliver 100% green energy production on-site, and continue to develop them, including ensuring some options for community ownership and social enterprise linked in to the approach.
- » continue to work with partners to be innovative with water and intend to work closely with schools and colleges on the engineering techniques we plan to use.
- » set up a Water Management Group meeting regularly to agree the water strategy for the site.

WE ARE/WILL:

- » be setting up an energy group to discuss and agree the energy approach with local stakeholders through the short, medium and long term development of the site to fit with local energy planning.



QUALITY & CHARACTER

THE VISION PRESENTED

A range of architectural styles were shown as part of the Design Enquiry to try and demonstrate the scope of possibility for the site, but also to get a reaction from those who attended to what they saw. These were set out across a series of nominal 'Character Areas' designed to illustrate how the nature of the development might vary.



CHARACTER AREAS

CAMPUS CORE

A focus within the development for a diverse range of working, living and recreational opportunities set around a formal park setting. Former airfield uses and alignments are retained in the structuring of this character area.



"Horrible - please do better than this!"

"We need modern environmentally friendly/green architecture that looks good"

WORK LIVE

Residential heartlands, where Local Centres and Primary Schools provide a focus for new residential communities integrated with a range of employment opportunities all within easy reach of each other. Interconnecting green space joins areas and provides a varying scale of recreational offer.



"Some great ideas here!"

"Can we have houses with decent gardens"

THE EDGE

A richly wooded character with low density housing dispersed within the landscape abutting the adjoining countryside. Generous private gardens and bio diverse green space interlinked with pedestrian and cycle routes.



"Love the woodland proposal"

"Footpath links please"

THE LINK

A focus for formal open space recreational uses retaining an openness north-south across the site. Spatial references to the termination and 'lift-off' associated with the former runway. Potential for an educational campus in this mid-point link of the site.



"Very good, but we need facilities for other sports as well"

THE STATION

A zone defined by multi-modal transport interchange. A new railway station to serve the development. Employment site opportunities can benefit from excellent accessibility of this location, creating vibrant station quarter incorporating mixed use living.



"Is this realistic?"

"A great idea in principle"

PARKLAND LIVING

Farmstead character with low density housing set in rich landscape setting. Open fields and meadows afford attractive views and aspect to and from residential areas.



"I love the idea of self build plots"

SOUTHERN GATEWAY

Employment cluster forming a strong gateway at the southern end of the development scheme.



"This area will clog up with traffic in no time"

STUKELEY COMMON

Attractive, naturalistic area of significant public open space. Largest landscape character area, defined by meadows, woodlands, fields and recreation, all with public access for walking, cycling and bridleways for horse-riding.



"Open space needs to be protected from future development"

QUALITY & CHARACTER

WHAT YOU TOLD US

The importance of quality in the development of Alconbury was a strong message from the Design Enquiry. The setting of standards for the development that can then be managed and applied throughout its evolution is really important to people.

“I hope that the vision shown today becomes a reality and that not too many compromises are forced on the idea”

Whilst the reactions perhaps inevitably varied, reflecting personal tastes, there was a very clear message that emerged towards innovation and quality architecture, particularly in terms of the housing. There was a request to be more generous in terms of both internal and external space for homes. The identification of self-build plots was warmly received and the use of local architects and house builders was put forward as a possible approach.



OUR RESPONSE

WE HAVE:

- » begun further work through a Design & Access Statement and Design Principles.
- » commissioned architects to begin designs for key buildings on the site.

WE ARE/WILL:

- » continuing to look for appropriate precedents for our designs from both the UK and overseas.
- » share emerging designs with the Joint Parish Council Liaison Group.



THREE/GET INVOLVED

This document is a summary record of the four days in September which make up the Design Enquiry. Since the event we have been working through the points raised to analyse them, test them, and feed them into the development of the overall Masterplan for the site. These conversations are continuing, with partners and communities and there are a number of ways in which you can get involved:

PUBLIC MEETINGS (PRE-SUBMISSION)

We are discussing with the 5 local parish councils and the Town Council, dates for public meetings, which provide an opportunity to talk through the Masterplan that we are planning to submit in the Outline Application and discuss issues arising. This Masterplan will reflect the feedback we have taken on from our partners across the public, private and third sector, and local communities. These sessions will also focus on some of the key issues raised in discussions so far including transport, visual and noise impact and ensuring local access to job and business opportunities.



ONGOING FEEDBACK OPPORTUNITIES

We will provide updated online and paper feedback forms for additional comments following the public meetings. We also have an open offer to meet with any individuals or groups who have concerns about the project, or ideas and aspirations they want included as plans develop – contacts follow below. We also meet every month with representatives of the local Parish Councils and the Town Council, as well as with district and county councillors. As part of those meetings we focus on key issues within the planning process and they raise concerns from their constituents for our response.

PUBLIC CONSULTATION (POST-SUBMISSION)

The statutory period for people to give their feedback on a planning application is after it has been submitted to the planning authority – in this case Huntingdonshire District Council. They – supported by our materials and information – will hold a series of exhibitions for people to find out more and comment on the application.

The application will be available online and we will also have a hard copy for reference available at our Alconbury site office. Within this application will be a Statement of Community Involvement which will list all the comments made in the Design Enquiry and how they have been taken forward.



THE PLANNING PROCESS: DOCUMENTS AND TIMELINE

There are a number of parts to the planning process, which we thought it was useful to set out here, to give a sense of the emerging timeline and process.

The Outline Application

The Outline Application will set out the principles, size and scope of the proposed development. This effectively decides if this is the right place to develop and if the vision and scale for the site is of benefit to and in keeping with the local area's aspirations. This will then be consulted on by Huntingdonshire District Council. No building work can be done on just an Outline Application, even after permission is granted.

Phased Applications

Before any development can happen on site more detailed plans about particular aspects or phases of the development will need to be submitted and approved by Huntingdonshire District Council. Urban&Civic expect to bring forward at least 4 phased applications which will set out the detail of different parts of the site. These applications will be developed and submitted over the next 20 years. They will follow a similar consultation process before and after submission.

Specific Applications

The process on this site is complex, as while it is waiting for outline application, it does have existing permission for employment space which has been reinforced by the District Council and UK Government's support for an Enterprise Zone. While the outline and phased applications process is worked through, Urban&Civic will bring forward specific applications which relate to buildings within the Enterprise Zone.



GET INVOLVED

Another key message from you over the course of the discussions in September, was to ensure the development supported local business and local people. This has reinforced our resolve and investment in maximising the local opportunities that this development can deliver. We will make a commitment to:

Businesses

Support local businesses and help the local economy to grow.

We are setting up a procurement hub to ensure we can support local businesses to bid for work and help us roll out a high quality development. If you are interested in registering and being updated on the procurement process please e-mail info@urbanandcivic.com with your details and the nature of your business. We will keep you updated on progress and include you in details of the procurement process we are drawing up to ensure local firms have a fair chance to compete for contracts.

Jobs

Generate local employment for the area through all phases of the development.

We are working with Jobcentre Plus, Huntingdonshire Regional College and a range of local charities and enterprises to support the long-term unemployed back into work, and to help young people get a step onto the employment ladder. We are also in the process of setting up a jobs hub, which will enable people to register for vacancies and receive alerts as positions come up on site. This will also link into our skills project below which will enable people to access training to prepare for a change in career.

Skills

Help people retrain, upskill and get a job on site

We are working with Jobcentre Plus, Huntingdonshire Regional College, the Skills Funding Agency and Groundworks among others to see how we can support skills development. Furthermore we will support new and existing workers involved in the development to access options such as apprenticeships and other on-the-job training to keep learning and gain valued qualifications. More details about how this will work will be rolled out over the next few months.



You can also get involved with the project – and continue to have your say – through a variety of channels and mechanisms:

- » **Come and see us:** Rebecca Britton is based on site, and all members of the Design Team and Urban&Civic management team are available for meetings, briefings and discussions.
- » **Invite us to see you:** If you run a group and want to discuss any of the issues raised in more detail, or see how you can input to the developing plans, let us know. We will happily come and talk through our plans or host a discussion and tour on site.
- » **Speak to your parish, district or county councillor:** We meet with the Joint Parish Council Liaison group on a monthly basis, and with district and county councillors regularly. If you want them to raise an issue on your behalf, you can always talk to them.



- » **Get involved in a project:** We have a number of projects which will be rolled out over the next few months – helping us develop key aspects of the site. We would welcome input and ideas if you have local knowledge or expertise to bring to the table. We are also keen to work with local schools or groups who want to focus on any of the major themes set out in this book, and make best use of the work, analysis and expertise within the design team as part of school projects.
- » **Ask about sponsorship:** We support a number of local groups both financially and in kind, whose ambitions relate to our vision and future plans for the site, through our expertise or resources.
- » **Keep up to date:** You can keep up to date on progress through our e-newsletter – subscribe online at www.alconburyairfield.co.uk or e-mail your details to Rebecca. You can also follow us on Twitter to keep up to date with news and activity [@BeccaUandC](https://twitter.com/BeccaUandC)

HDC will be conducting a review of the Local Plan during the summer of 2012. To find out more about this please view the Planning section of HDC website:

www.huntingdonshire.gov.uk/Planning/Planning%20Policy/Pages/Local%20Development%20Scheme.aspx

If you want to find out more please get in touch with Rebecca at any time:

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by
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Appendix F

List of Attendees at Technical Workshops

TABLE 1: TRANSPORT & MOVEMENT

Name	Organisation
John Cooper	Cambridgeshire County Council
Jerry Corrance (Transport Manager)	Cambridgeshire County Council
Peter Duthie	Cambridgeshire County Council
Graham Hughes	Cambridgeshire County Council
Mark Webb	Cambridgeshire County Council
Simon King	Cambridgeshire Local Access Forum
David Abbott	Highways Agency
Stuart Bell (Transport Lead)	Huntingdonshire District Council
Barry Louth	Huntingdonshire District Council
David Morgan	Network Rail
Andy Campbell	Stagecoach
Rohan Wilson	Sustrans
Peter Lee	Whippet Coaches
Facilitators:	
Michael Parkinson	Peter Brett Associates
Simon Davis	Peter Brett Associates
Helen Bowkett	Peter Brett Associates

TABLE 2: ECONOMY/EMPLOYMENT

Name	Organisation
Neville Rayner	Cambridge/Peterborough LEP
John Bridge	Cambridgeshire Chambers of Commerce
Alex Plant	Cambridgeshire County Council
Martin Garratt	Greater Cambridgeshire Partnership
Sue Bedlow	Huntingdonshire District Council
Helen Donnellan	Huntingdonshire District Council
Michael Mealing	Hunts FSB
Carly Chapman	Huntingdon Job Centre
Julie Coleman	Huntingdon Job Centre
Charles Parr May	Hunts Manufacturing Association
Susanne Stent	Hunts Regional College
Katy Sismore	Huntingdon Town Partnership
Facilitators:	
Andy Fisher	David Lock Associates
Katie Kopec	Jones Lang LaSalle

TABLE 3: HOMES & LIVING

Name	Organisation
Ted Hawkins	Cambridgeshire Constabulary, CPD Team
Joseph Whelan	Cambridgeshire County Council
John Williamson	Cambridgeshire Horizons
George Sykes	Cambridgeshire Police
Paul Band	Huntingdonshire District Council
Claire Burton	Huntingdonshire District Council
Mike Huntington	Huntingdonshire District Council
Frank Mastrandrea	Huntingdonshire District Council
Steve Plant	Huntingdonshire District Council
Tracy Hyland	Hunts Forum for voluntary Organisations
Kim Cooke	HSEP Network Coordinator
Tim Slater	Parish Council Planning Advisor
Scott Cryer	Hunts Regional College

Tom Baker	Urban&Civic
Facilitators:	
Simon Collier	David Lock Associates
Keith Brown	David Lock Associates
Andrew Wintersgill	David Lock Associates

TABLE 4: ENERGY, WASTE & WATER

Name	Organisation
Jannifer Dean	Anglian Water Services
Mike Farrer	Anglian Water Services
David Atkinson	Cambridgeshire County Council
Sheryl French	Cambridgeshire Horizons
Adam Ireland	Environment Agency
Chris Allen	Huntingdon District Council
Paul Jose	Huntingdon District Council
Aaron Morley	Huntingdonshire District Council
Heather Nicholson	Huntingdonshire District Council
John Oldfield	IDB Drainage Engineer
Richard Parker	Renewables East
Jim Whiteley	UK Power Networks
Facilitators:	
Ron Henry	Peter Brett Associates
Paul Maryan	Peter Brett Associates

TABLE 5: HERITAGE ASSETS

Name	Organisation
Andy Thomas	Cambridgeshire County Council
Wayne Cocroft	English Heritage
Tom Gilbert-Wooldridge	English Heritage
Louise Brown	Huntingdonshire District Council
Nick Armour	Huntingdonshire District Council
Fiona Russek	Huntingdonshire District Council
David Cozens	20th C Society
Facilitators:	
Laurie Handcock	CgMs
James Scott	Urban&Civic

TABLE 6: GREEN INFRASTRUCTURE & BIODIVERSITY

Name	Organisation
Deborah Marchant	Cambridgeshire County Council
Gareth Ridewood	CPRE
David Bole	Forestry Commission East Midlands
Gareth Price	GIDE Associates Ltd
Kirsty Drew	HDC
Bridget Halford	Huntingdonshire District Council
Amrita Huggins	Huntingdonshire District Council
Toby Lewis	Huntingdonshire District Council
Chris Thompson	Huntingdonshire District Council
Janet Nuttall	Natural England
Catherine Weighton	Natural England
Sue Parkin	Stukely Parish Tree Warden
Martin Baker	Wildlife BCNP
Sian Williams	Wildlife BCNP
Facilitators:	
Roger Griffiths	Roger Griffiths Associates
Ryan Murphy	Roger Griffiths Associates
James Patmore	Lockhart Garratt

TABLE 7: SOCIAL & COMMUNITY INFRASTRUCTURE

Name	Organisation
Brian Human	Anglican Planning Consultancy
Hugh McCurdy	Archdeacon of Huntingdon and Wisbech
Kirsten Bennet	Cambridgeshire ACRE
Alison Smith	Cambridgeshire County Council
Tobin Stephenson	Cambridgeshire County Council
Sarah Tabitt	Cambridgeshire County Council
Inger O'Meara	Cambridgeshire NHS
Ian Burns	Cambs PCT
Ian Ford	Cambridgeshire Police
Claudia Waters	Community Safety Team Leader
Tony Barker	East of England Faiths Council
Simon Bell	Huntingdonshire District Council
Dan Smith	Huntingdonshire District Council
Julie Farrow	Hunts Forum for Voluntary
Sandra Ferrelly	Hunts Health Consortium
Vic Johnson	Hunts Regional College
Valerie Ford	St Peters Secondary School
Philip Raiswell	Sport England
Facilitators:	
Rebecca Britton	Urban&Civic

TABLE 8: HOSTS

Name	Organisation
Robin Butler	Urban&Civic
Nigel Hugill	Urban&Civic
Tim Leathes	Urban&Civic
Lisa Boverhoff	Urban&Civic
David Lock	David Lock Associates
Will Cousins	David Lock Associates
Steve Ingram	Huntingdonshire District Council
Paul Mumford	Huntingdonshire District Council

Appendix G: Alconbury Design Enquiry – Technical Feedback

Alconbury Weald Design Enquiry Feedback - Technical Workshops	
Comments	Response in Outline Planning Application (OPA)
Economy & Employment	
Quality - The mix of new employment and homes must deliver a real wow factor.	<p>The approach to the future of Alconbury Weald through the outline planning application is designed to deliver transformational change. This includes the attraction of new inward investment to the area. The mixed use approach put forward responds directly to this agenda.</p> <p>The Economic Strategy that has been submitted in support of the application identifies the approach to ensuring that new employment on the site meets the aspirations of the Enterprise Zone.</p> <p>The Design & Access Statement (DAS) articulates the nature of the transformational design approach and sets out a series of design principles which will ensure future development meets the quality standards which are being sought.</p>
Further incentives may need to be considered to attract companies	<p>U&C are considering a range of potential incentives to attract early occupiers including attractive terms over and above the EZ benefits.</p> <p>The Economic Strategy identifies a series of additional actions to ensure successful delivery of inward investment. Consultation with a range of business organisations and potential investors to ascertain what such an inward investment strategy may need to consider. This work has already begun.</p> <p>In addition, U&C will be submitting a detailed planning application separately for a business incubator unit on the site to provide space for new Small and Medium sized Enterprises (SME's)</p>
Could all companies that re-locate to the site offer apprenticeships?	U&C have already begun work contractors and businesses on site to build in apprenticeship schemes, placements and other opportunities for local people to upskill which are discussed earlier in this document and in the Economic Strategy.
Importance to combat youth unemployment to be recognised	In addition to the work that is being done with the Local jobs brokerage and apprenticeships, U&C have been engaging with local schools to make them aware of the opportunities that Alconbury Weald may offer to young people. In addition, discussions are ongoing with the regional college to link businesses on site with local training.
Broadband / energy services and transport infrastructure need to be dealt with	<p>A full assessment of service and transport needs and issues has been undertaken and fed into the Outline Planning Application.</p> <p>A Utilities Strategy has been submitted in support of the OPA addressing the approach to the provision of utilities.</p>

	<p>In terms of Broadband provision, U&C are working with Cambridgeshire County Council to ensure that demand for wider provision beyond the Enterprise Zone can be demonstrated such that provision can be made by service providers.</p> <p>In terms of transport, a full transport impact assessment of the proposed development has been carried out and a travel plan developed that will guide the approach to future transport on the site and beyond.</p>
Potential for a high-tech academy campus to be considered	The Parameter Plan and Development Specification identify a new further education campus that will include an 8 form secondary school with land reserved for further education uses.
Energy	
100% low carbon energy generation on-site is achievable through use of a range of supply/mix options	<p>The Energy, Waste and Water Strategy that supports the OPA identifies a range of Low and Zero Carbon (LZC) energy options that will provide the potential to deliver 100% LZC energy on site.</p> <p>The Parameter Plan identifies up to three potential Energy centres on the site which will utilise LZC energy fuels. In addition, the Strategy includes the potential for small scale community and individual energy generation solutions.</p>
Potential for renewable energies in Cambridgeshire needs to be explored (Cambridgeshire Renewable Infrastructure Framework)	Alconbury Weald has contributed to the development of CRIF. The Energy, Waste and Water Strategy that supports the OPA aligns with CRIF and helps deliver the goals set out in the framework document highlighting the rare opportunity presented by the legacy infrastructure on site.
All energy sources should be explored early in the process (e.g. geothermal/heat pumps, solar, wind, biomass CHP, energy from waste – anaerobic digestion).	All energy sources have been considered carefully and reflected in the Energy, Waste & Water Strategy via a SWOT analysis of existing technologies. This includes a flexible mix of technologies and delivery options including; heat pumps, micro solar, CHP, biomass and energy from waste. This is assessed within the Environmental Statement.
Energy should be considered for each building (e.g. for residents)	District and micro energy solutions form a key part of the Energy, Waste and Water Strategy to be integrated as part of the new communities. All of the development land uses have been considered and the technologies above have a place in the energy mix and have been assessed within the Environmental Statement.
Availability of waste could be an opportunity	Waste led energy solutions have been considered and included in the Energy, Waste and Water Strategy for the scheme.
Role of district heating to be considered	Opportunities for District Heating have been considered and included in the proposed Energy, Waste & Water Strategy for the scheme and in the Design principles in the DAS.
National grid for energy security required to enable district heating infrastructure to be put in place	There is an existing grid connection in to the site, proposals include dualling the existing cable creating security of supply – in addition the energy provision on-site which from the variety of technologies available, will have resilience and provide further security of supply in itself.
Need to consider that the un-regulated nature of the market could be a barrier to delivery	A mix of different viable energy technologies have been considered and assessed, to allow for a deliverable flexible framework, that can respond to market factors. This has been considered and allowed for in the Energy, Waste and Water Strategy.

Water	
Aspiration for the site should be Self Sufficiency, Going Beyond Efficiency”	The proposals set out in the Energy, Waste and Water Strategy are bold and innovative seeking to drive down demand for potable water and maximise opportunities at each stage of the water cycle. ‘Self sufficiency’ is central to the vision for the development in respect of water.
Need for Sustainable Urban Drainage Systems (SuDS) on-site should be explored in conjunction with Cambridgeshire County Council	The Water Management Strategy includes the consideration of SuDS for managing surface water run off – this will include a variety of features not just offering an engineering/technical benefits, (reducing flood risk, improving water quality and water recycling advantages, etc), but also public amenity provision, health benefits, biodiversity enhancements and aesthetic value. These proposals have also been addressed within the Green Infrastructure Strategy and the Design & Access Statement.
Planning Policy <u>must</u> be considered	A full assessment of the OPA against Planning Policy has been undertaken through the Planning Statement that accompanies the application and all other documents have also addressed topic specific policies.
The management of surface water is a key issue that needs to be well planned early and the wider catchment context needs to be fully understood	<p>The water cycle for Alconbury Weald is crucial and through good technical design the Outline Planning Application includes provision for SuDS, rainwater harvesting, water quality management, on-site water treatment and recycling, water consumption reduction, demand management, etc. .</p> <p>The wider catchment has been fully analysed and assessed – with benefits delivered as a result of the development proposals, (e.g. flood risk mitigation).</p> <p>This is assessed as part of the Environmental Statement</p>
Cambridgeshire County Council's Water Management Team needs to be involved in the Water Cycle Study (WCS) and capacity issues need to be identified in addition to a consideration of the demand side.	A series of meeting have been held with the Joint Authorities (CCC/HDC/EA/IDB). The Water Group agenda includes considerations in relation to the area Water Cycle Study. This group have been closely involved in the development of the Water Strategy for Alconbury Weald, that accompanies the OPA.
Potential issues with supply from Anglian Water (no network)	We are fully aware of current constraints on the existing network and the scheme proposals have considered this – this is one of the reasons for the innovative approach set out in the Energy, Waste and Water Strategy. We have also identified solutions for a traditional approach for completeness too, so all aspects have been covered.
Agricultural irrigation should be considered	The wider catchment and flows discharging from the site have been considered – there is the appreciation to allow for agricultural irrigation, which has been included in the assessment.
Potential for rainwater harvesting to be considered	The Energy, Waste and Water Strategy considers reduction of water consumption, addressing waste of water – it also includes proposals for water reuse, including rainwater harvesting, as well as the potential for black/grey water recycling.
New innovative systems are a real opportunity and need to be considered	The size and scale of development allows for new innovations to be delivered and this is part of the approach being proposed through the Energy, Waste and Water Strategy, under pinning the reduce, re-use, recycle mantra

	<p>adopted for the development. This includes provision for SuDS, rainwater harvesting, water quality management, on-site water treatment and recycling, water consumption reduction, demand management, etc – as well as renewable energy technologies and waste management proposals</p> <p>These have all been assessed through the EIA.</p>
Maintenance of waste water management needs to be considered	Maintenance and operation considerations are included in the Energy, Waste and Water Strategy and scheme proposals – this also includes options for adoption of all water related infrastructure.
Treatment of waste water needs to be considered – need for a new sewer network, provision of on-site treatment works, upgrade of Huntingdonshire Treatment Works	<p>We are fully aware of current constraints on the existing network and the scheme proposals have considered this – this is one of the reasons for the 'self sufficiency' approach being adopted. The preferred option is for an on-site treatment using the Organica (Ecological Engineering) System, or similar activated sludge aeration system.</p> <p>We have also identified solutions for a traditional approach for completeness too, so all aspects have been covered. The traditional solution requires a new sewer to and upgrade of, Huntingdon STW.</p> <p>Importantly, both options have been assessed through the EIA.</p>

Waste	
Development presents a real opportunity at a range of scales	The size and scale of development allows for a really sustainable scheme to be delivered and this is part of the approach being adopted by the team.
Domestic waste goes currently to Alconbury Weald Hill / Waterbeach but other alternatives need to be considered	<p>The Energy, Waste and Water Strategy considers potential options available, including dealing with waste on-site, recycling, and waste led energy solutions.</p> <p>Consideration is also given however, to the traditional approach to waste management. This will need to be reviewed in partnership with key stakeholders to determine the optimal solution.</p>
70% target (County Council), 80% target (Urban & Civic) – challenging but achievable?	<p>The size and scale of the development offers the opportunity to deliver this aspiration. The integration with the Energy Strategy will have a bearing – i.e. waste led solutions.</p> <p>The Waste Strategy shows how the OPA can:</p> <ul style="list-style-type: none"> ■ Minimise, re-use and recycle waste; ■ Minimise the use of raw materials; ■ Minimise the pollution potential of unavoidable waste, and ■ Dispose of unavoidable waste in an environmentally acceptable manner
Small scale energy from waste measures should be considered (scalable options)	<p>The Energy, Waste and Water Strategy that supports the OPA considers the potential of energy from waste as one of a number of sustainable energy options for Alconbury Weald.</p> <p>These have been assessed through the EIA.</p>
Aim to recycle 70% of construction waste	The focus on recycling during construction has been covered in the Energy, Waste and Water Strategy. The target for Alconbury Weald is to achieve an 80% rate of recycling for construction material.

	For the development control of construction waste will be delivered by Construction Environmental Management Plans and Site Waste Management Plans.
Consideration needs to be given to domestic waste and how this will impact more widely with current facilities at Alconbury Weald Hill/Waterbeach.	The Energy, Waste and Water Strategy considers potential options available, including dealing with waste, on-site, recycling, and waste lead energy solutions, etc. A range of options have been assessed through the EIA.
Transport & Movement	
Transport hub is an important area and needs to be fully explored.	The Parameter Plan includes for two transport hubs within development areas 1 and 3 to serve the different elements of the development connected via the dedicated busway. The integration of public transport and other non-car modes is a key aspect of the transport approach through the OPA and the accompanying Travel Plan and the transport hubs fulfil an important role in this respect.
Model split - needs to be considered early as it affects layout of site	Transport has been considered in detail when developing the scheme proposals in conjunction with HDC, Cambridgeshire County Council and the Highways Agency. This includes a very strong public transport that will encourage the use of PT, deliver behavioural change and create mode shift. Early provision of Public Transport has been considered. The aspiration is to make it attractive for non-car use from day 1. The provision for a high speed dedicated bus route through the site to connected with the Cambridgeshire Guided Bus is the primary element in this respect. However, investment in local bus serves to serve the development and complement this will commence from Phase 1 and will also assist with current concerns over local services to neighbouring villages. Detailed transport model work undertaken confirms the importance of this and the huge benefits the scheme proposals will deliver in respect of avoiding the use of the private car.
Role of the railway station to be explored fully (e.g. accessibility, links to London)	The railway station is not proposed as part of the Outline Planning Application and the development is not dependant on a station being delivered. Land has been reserved for a rail station and the aspiration remains to bring this forward. Any new rail station will be fully assessed and justified through a subsequent planning application. Initial discussions suggest that there are real benefits both for existing rail services and operators, for residents and businesses on the site and for local communities.
Will sufficient value for rail <u>and</u> bus demand be created?	The Outline Planning Application includes for Dedicated and Local bus services. These have been subject to discussion with the appropriate authorities and providers and the scale of the development at Alconbury Weald is sufficient to deliver value and viability. In terms of any future rail station, this does not form part of this OPA, however, initial discussions suggest that it could have benefits as part of an integrated public transport approach .

<p>Need to get away from business as usual. Alternative transport scenarios to be considered (e.g. Freiburg model)</p>	<p>A dynamic and innovative approach to transport has been adopted, that is in keeping with the aspirations of this transformational scheme. A number of innovate measures are set out in this regard in the Travel Plan that accompanies the OPA.</p>
<p>Concerns that A14 & A1 will encourage car usage</p>	<p>All infrastructure and transport matters are being assessed through the Transport Impact Assessment that accompanies this Outline Planning Application.</p> <p>As part of the process assessment work is being recorded and reported formally in the Transport Assessment and Travel Plan. This will include consideration of the wider strategic road network including the A1 and in particular the A14.</p> <p>As the proposals for the A14 are in a state of flux we have modelled the baseline and scheme impact against no strategic improvements to provide a worst case scenario In light of recent announcements by the Department for Transport.</p> <p>Private car use is being minimised greatly through a strong public transport offering, as well as delivering a large percentage of internalisation for traffic generation.</p>
<p>Need for strong pedestrian/cycle links</p>	<p>High quality pedestrian and cycle facilities are being proposed across the whole development including; opening up historic public rights of way across the site and a strategic link from the site to Huntingdon.</p> <p>These are shown on the Parameter Plan and in the Travel Plan that accompany this Outline Planning Application.</p>
<p>Potential to improve existing bus services to be considered</p>	<p>Detailed transport model work undertaken confirms the importance of public transport and the huge benefits the current scheme proposals will deliver in respect of avoiding the use of the private car. It demonstrates that the demand will be created – this is supported by the bus operators.</p> <p>The Outline Planning Application includes for Dedicated and Local bus services. These have been subject to discussion with the appropriate authorities and providers and the scale of the development at Alconbury Weald is sufficient to deliver value and viability..</p>
<p>Bus services should be made available on-site from day one</p>	<p>Early provision of PT has been considered and provision will be made for this to happen.</p> <p>Detailed transport model work undertaken confirms the importance of this and the huge benefits the current scheme proposals will deliver in respect of avoiding the use of the private car.</p>
<p>Connectivity to existing settlements is vital, particularly to Huntingdon consideration of existing roads is key.</p>	<p>The strong public transport, pedestrian and cycle facilities confirmed previously offer excellent connectivity to existing settlement and the wider area.</p> <p>The existing infrastructure has also been considered as part of the detailed modelling and assessment work.</p>
<p>Need a strong design code to cover transport elements</p>	<p>Transport requirement have already been integrated in to the development proposals – this will continue in to delivery and the same will be done with respect to the design code.</p> <p>In particular, the Design and Access Statement (DAS) that accompanies the OPA includes a number of core access principles that will form the basis for more detailed design</p>

	guidance/codes.
Pedestrian and footpath links, including Great Fen are needed – developer should fund off-site works	As a result of the feedback from the Design Enquiry , commitment to off-site improvements have been confirmed including links to Huntingdon and Great Fen.
Need for the station to be considered (concerns regarding impact, particularly on the SSSI)	The railway station will be considered in detail through the planning process when an application can be brought forward. Specific consideration has been given to the protection of the SSSI and the development includes a number of mitigation measures and compensatory habitats to ensure that any impacts are minimised to an acceptable level.
There should be no limit on car parking spaces Employee car parking needs to be considered (limits, management)	Parking requirement are being agreed with the Joint Highway Authorities and covered in the Transport Assessment. The DAS sets out the Design Philosophy in relation to car parking.
Future management to be considered, ('manage, monitor, review')	The transport assessment and travel plan set out proposal for future management and delivery directly in line with the principles of manage, monitor and review which is essential in a development programme of 20 years.
Aim for HQ spine bus service; provision of cycle parking should be considered as it could increase catchment area	The Outline Planning Application includes for Dedicated and Local bus services. Provision for cycle parking will be made across the site, and critically in areas of interface with public transport to deliver the integrated approach to transport being sought.
Links to Abbots Ripton/Clay Lane to be considered (broken connections)	Following the Design Enquiry, U&C pledged that there would be no private vehicular connections through Clay Lane (Abbots Ripton) from Alconbury Weald. . The Parameter Plan and the transport assessment continue to provide for a pedestrian and cycle connections into the site in this location as these are sustainable, low impact connections.
Boundary walk (retention of some buildings could add interest to the route)	The scheme proposals include for the retention of some of the existing buildings. This is reflected in the Heritage Strategy that supports the Outline Planning Application.
Is there a need to apply nil detriment to the principles for development	The approach to nil detriment has been agreed with the Joint Highway Authorities as part of the transport assessment and travel plan.

Green Infrastructure

General support for Green Infrastructure planning and its principles	The Outline Planning Application has evolved alongside the production of the GI Framework Plan and incorporates the principles of connectivity and multi functionality set down in GI approach. The Green Infrastructure Strategy that accompanies the Outline Planning Application sets out in detail the landscape proposals for the development.
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<p>Advanced landscaping and habitat creation is key to success</p>	<p>Advanced investment in landscape is a core element of the approach for Alconbury Weald. Tree planting has already taken place along Ermine Street and as part of the enabling works for the Enterprise Zone planning permission has been granted for further landscape enhancements.</p> <p>The integration of new landscape provision with habitat creation underpins that approach. This is set out in further detail in the Ecology chapter of the EIA and the Green Infrastructure Strategy.</p>
<p>Robust long-term management of new habitats/landscaping and mechanisms for their protection to be considered</p>	<p>It is recognised that a key challenge for the delivery of high quality green infrastructure is an effective approach to long term maintenance and management.</p> <p>A number of management strategies are under review to promote high quality and sustainable management which include engaging with new and existing communities and providing them with a stake in the ownership of these areas.</p>
<p>Security of implementation of Green Infrastructure to be considered</p>	<p>The Description of Development that accompanies the Outline Planning Application includes clear Green Infrastructure elements and spatial principles. These are further enhanced through the DAS and the Green Infrastructure Strategy.</p> <p>It is expected that the delivery of green infrastructure will be conditioned through the planning process.</p>
<p>Multi-functionality & connectivity of Green Infrastructure is vital for sustainability</p>	<p>Multi functional green corridors underpin the GI approach in Green Infrastructure Strategy . A major corridor is proposed linking the Great Stukeley Railway Cutting SSSI in the south to Monks Wood SSSI/NNR to the north. This will provide a multifunctional connected habitat mosaic.</p> <p>These open links are shown on the Parameter Plan and reflected in the spatial principles that underpin the OPA.</p>
<p>Need to agree and mitigate impacts upon landscape as well as visual impacts, particularly in the north & east character areas</p>	<p>Development height and density is lowest at the sites northern boundary where the site interfaces with more sensitive landscape character. Strategic landscape buffers along the sites north, east, south and western boundary provide strong screens where required for visual mitigation.</p> <p>A full assessment of landscape and visual impact including the impact of lighting has been undertaken and forms part of the EIA.</p>
<p>Green Infrastructure to be co-ordinated with energy, water and waste & transport strategy.</p>	<p>The GI approach has been fully coordinated with the energy, water and waste & transport strategies that accompany the OPA.</p>
<p>Consider impacts on the SSSI</p>	<p>The consultant team has been working with Natural England and other Statutory consultees to make sure that the SSSI's protection is not compromised. The Parameter Plan provides for a minimum 10m buffer zone where development interfaces with the SSSI. By creating new areas of calcareous grassland nearby further habitat consistent with the SSSI will be created.</p>
<p>Access and zoning of green space needs to be considered alongside habitat creation.</p>	<p>These issues have been highlighted within the GI Strategy and will be considered in more detail at later more detailed stages of design.</p>
<p>Social & Community Infrastructure</p>	

Integrated approach is vital that is both complementary and flexible	The Outline Planning Application includes provision for a range of community facilities and buildings. U&C have already begun discussions with providers to consider how best to deliver these in a flexible manner as the development evolves.
Phased/early delivery is essential when working with the community	See above. Each phase of the development will deliver appropriate community facilities to ensure that it functions effectively. A full assessment of the need for social infrastructure has been undertaken through the EIA. In addition, a community facilities strategy has been developed and submitted with the OPA which includes consideration of delivery issues.
Potential for local and central facilities to be owned by communities	See above
Maintenance mechanisms must be built in	The approach to maintenance of shared facilities at Alconbury Weald is a key issue and will be considered with HDC through the planning process in the form of a legal agreement and /or through service charges linked to development.
Provision of links between sports facilities and Huntingdon and Sawtry Secondary School to be considered	The Parameter Plan provides for 3 primary schools and a further education campus incorporating a secondary school and land reserved for VIth form and further education. Discussions with local schools and education providers are ongoing to ensure that facilities at Alconbury Weald are complementary.
Investment in existing social/community buildings while development under construction to be considered	An assessment of the needs of the new community has been undertaken alongside an evaluation of the capacity of current facilities. Provision on site through the Outline Planning Application has been designed to ensure that there is no negative impact on current local facilities, and indeed, delivers a number of improvements. Off site investment is also being considered in the short term.
Provision of flexible and multi-functional spaces to be considered	This is the model that is being worked to with local providers at Alconbury Weald. Consultations are ongoing with the County Council, the police, education and other bodies to ensure that the facilities identified in the OPA are delivered and managed on a flexible co-ordinated manner.
Future proofing is vital, ensuring that any facilities can accommodate or grow with the development.	The assessment of future need for community facilities at Alconbury Weald takes full account of the development as a whole and provision is being planned for on that basis,
Consideration need to be given to skills and learning early on in the process	U&C are committed to the delivery of local opportunities. The OPA includes for education and training facilities on site. In addition, the Economic Strategy that support the outline application describes how we will work with local skills providers in delivering direct benefits in this respect. This process has already begun.
Need for a 'spiritual place'	A place of worship has been identified as part of the Hub within the Outline Planning Application .
Heritage Assets	
The runway is an undesignated heritage asset and development on either side is a concern	The runway is acknowledged to be a dominant feature within the former airfield and a vital part of its history. The preservation of the 'ghost of the runway' has been a key

	<p>principle in developing the design of the site.</p> <p>The Parameter Plan preserves its memory reflecting its linear form and scale and incorporating it into a series of features running through the site. It also responds directly to the need for it to relate to the listed buildings of the 'Cold War Enclave' identified to the north of the runway.</p>
Support of the cold war 'Heritage Park' idea a 'Heritage Strategy' should be developed for the site.	<p>A Heritage Strategy has been submitted with the Outline planning Application, informed by consultation with HDC and English Heritage, and provides a strong approach to the preservation of the site's historic significance.</p> <p>The Heritage Area is shown on the Parameter plan and forms a key element of the OPA. A full heritage assessment has been undertaken through the EIA.</p>
Seek to retain undesignated buildings where feasible	The Heritage Strategy sets out an approach to the retention of undesignated assets. Where it is economically feasible, the continuing use of identified undesignated heritage assets will be explored.
The recording of heritage assets is essential	<p>The site's history is already being studied in a variety of ways and a record and archive of the buildings on site is in preparation as a tool for research. A substantial archive of drawings inherited from ADL and the USAF is being catalogued and indexed to inform this process. Recording will continue to be rolled out across the site as development continues.</p> <p>The role of the airfield in World War II and the Cold War will not be forgotten and the Heritage Strategy sets out the ways in which this will be achieved.</p>
Avionics Building & Watch Tower – both are listed and considered 'at risk'	<p>The Watch Tower will be retained in association with the adjacent cricket pitch. It will provide a focus for the Enterprise Zone and retain an important part of the site's heritage. A listed building application will be brought forward during 2012, which will secure its fabric as part of the works to the EZ.</p> <p>Elsewhere the cold war buildings including the Avionics Building will be conserved, with proposals being developed through the Heritage Area for their future use.</p>
How would the retention of Heritage buildings affect residential / employment capacity?	The retention of heritage assets will complement the forthcoming development, with a broad principle of economic viability guiding retention of heritage assets.
Are the heritage assets separate to those in Huntingdon? Links to other local settlements, not just Huntingdon, should be made (i.e. Peterborough).	<p>The heritage assets on the site, being of a very particular type, and relating to the specific WWII and Cold War use of the site as a military airfield, have a significance of their own, unrelated to much of the wider area in architectural terms. However, air bases form a vital part of the heritage of the surrounding area, and thus the heritage assets have a connection to the Tri-bases Area, Cambridgeshire and, indeed, the whole of East Anglia. These are, finally, buildings of national significance.</p> <p>This wider context has been considered through the Heritage Assessment in the EIA and reflected in the Heritage Strategy</p>
Key questions regarding the 'Heritage Park' concept: What is the 'Heritage Park'? What is its function and purpose?	The Heritage Park, or Heritage Area, is a part of the site which is being reserved from the main development and is identified on the Parameter Plan.

<p>Will it have the form of a trust? Will it purchase exhibition pieces? What are the design and re-use issues?</p>	<p>Its exact future use is uncertain, but an ambition to develop part of it as a heritage interpretation centre of museum remains. It is key that it is economically viable, in order to preserve the heritage assets, and prevent the creation of a white elephant.</p> <p>Other, more specific ideas, (including the issue of trust ownership and exhibitions) are being explored but are not yet finalised. Needless to say, as stated above, the Heritage Strategy, and a following 'Heritage Area Action Plan' will address these issues.</p>
Homes & Living	
<p>Connectivity key - relationship of approach to housing and transport needs to be coordinated – parking, public transport etc.</p>	<p>Fundamentally, the mixed use approach through the OPA for Alconbury weald will ensure integration and connectivity between homes and other uses. In addition, specific consideration has been given to wider connections, in particular Huntingdon Town Centre through the Travel Plan.</p> <p>The Travel Plan for Alconbury Weald has been developed specifically to ensure the maximum connectivity for all new residents to effective non car modes. The provision of a desiccated busway linked to the Cambridge Guided Bus will ensure fast connections to Huntingdon and beyond.</p> <p>In addition footpaths, cycleways and bridleways are being reopened and improved. Suitable provision for parking on site will be made in line with HDC standards.</p>
<p>Need to develop a sense of place to avoid Alconbury Weald becoming an 'anywhere' type development</p>	<p>U&C are very aware of the need to deliver a 'place' at Alconbury. The Outline Planning Application responds directly to this through the incorporation of heritage elements and the delivery of a high quality landscape setting.</p> <p>Design principles and guidance is set out in the Design and Access Statement and will guide detailed design for the site in due course.</p>
<p>Housing mix / sizes / standards need to be considered early on – a design code should be developed</p>	<p>The scale of the site means that a range of housing types and densities can be developed, Strategic Design principles have been established through the Outline Planning Application and individual design codes/briefs will be developed for each phase of the development.</p>
<p>Local centres and facilities will be critical and consideration needs to be given to Alconbury's relationship with Huntingdon & timing of delivery</p>	<p>U&C are fully aware of the need to ensure that the development of Alconbury Weald is complementary to, rather than competitive with the town centre of Huntingdon. To this end a town centre impact assessment has been carried out to ascertain the level of retail that should be provided on site.</p> <p>As a result the level of retail to be provided will be to meet the basic needs of the new population, but will also ensure that they make full use of the town centre.</p>
<p>Concerns regarding high density residential development – Lessons can be learnt from Camborne</p>	<p>The scale of Alconbury Weald means that a range of housing types and densities can be developed, Strategic Design principles have been established through the Outline Planning Application and individual design codes/briefs will be developed for each phase of the development.</p> <p>The DAS identifies that the average density will provide a clear focus on family homes with gardens. However, there are some locations where medium and higher density will be appropriate e.g. near the Hub and this is similarly reflected.</p>

Lower density housing should be made available to a wider mix of the community	<p>See above</p> <p>U&C take the issue of affordable housing very seriously and will deliver affordable homes at Alconbury in discussion with HDC. Discussion are ongoing as to how best to deliver this and the nature of tenure as part of a range of topics relating to the delivery of facilities at Alconbury Weald</p>
Could the development help to regenerate Huntingdon?	<p>The master plan has been designed to be entirely complementary to Huntingdon and to add value. The approach taken to retail, the provision of a fast public transport link and the critical mass of the additional population at Alconbury Weald will all deliver benefits to the regeneration of Huntingdon.</p> <p>This is reflected in the Town Centre Impact Assessment which accompanies this OPA.</p>
Skills, businesses and education should all be linked to housing.	<p>Skills through the construction phase for housing are being explored through the jobs and skills brokerage approach. In addition, Live / work units have been incorporated into the mixed use approach to housing in the OPA as reflected in the DAS.</p>
Innovations in terms of energy and other sustainable credentials in buildings should be explored	<p>U&C are keen to ensure that the approach to new homes on the site reflects the setting of Alconbury Weald and also the overall ethos for the development of reduce, reuse, recycle. To this end, U&C have committed to a minimum construction standard for new homes and offices which is set out in the DAS.</p> <p>In addition, to secure the delivery of a sustainable development outcome, the energy, water and waste strategies for the site build in the latest innovations.</p>
Recognition that the community outside of site boundary has an important role to play in developing the new community. A presence on-site should be established early, using existing community groups such as 'Stepping Stones'	<p>U&C have continued to work with the local communities through the Parish Councils, schools and other groups to ensure that the Community Facilities Strategy for the site establishes an effective early presence</p>

Appendix H: Pre Submission Exhibition

A quick re-cap

This is what we tested

- Employment space for 8,000 jobs
- 5,000 homes
- c.700 acres of green space including 220 acres of woodland
- Network of pedestrian routes, cycleways and bridleways
- A dedicated bus link
- New schools
- Local centres and community facilities.



Following the Design Enquiry we pledged

- 1 Plant over half a million trees across the site starting winter 2011/12 ✓
- 2 Bring forward an enabling application during 2011 to start the Enterprise Zone ✓
- 3 Maximise the jobs on site for local people, working with Jobcentre Plus and Huntingdonshire Regional College
- 4 Create a Southern Gateway to connect to Huntingdon town centre
- 5 Actively participate in the regeneration of Huntingdon town centre
- 6 Give long term legal protection to the major parks and public spaces, including a permanent green shield for the Stukeleys
- 7 No vehicular connections to Owl End and Green End (Great Stukeley) and no private vehicular connections from Clay Lane (Abbots Ripton)
- 8 Record and publish the Social History of the airfield and incorporate physical elements of its past
- 9 Provide long term facilities for local sports teams and clubs
- 10 This is not the end of the consultation process.

And this is where we are

The discussion we have had with local people and key stakeholders over the last three years has been central to the evolving proposition for Alconbury Weald's future. We are very grateful for the time and energy everyone has committed and continues to commit to the process. The journey so far has been one of continuous feedback and refinement.



What we have been up to...



Starting as we mean to go on



Alconbury Enterprise Campus

Alconbury Weald was awarded Enterprise Zone status by Central Government in August 2011, following nomination by the Greater Cambridge and Greater Peterborough Enterprise Partnership (the LEP), supported and promoted by Huntingdonshire District Council. The Alconbury Enterprise Campus covers 150 hectares of the site in three distinct parts, providing benefits to businesses locating on site and a revenue stream through which the LEP can invest in growth across the local area.

Design Enquiry Pledge 1: tree planting

In winter 2011 we planted over 2,250 trees along the Ermine Street boundary of the site. These are the first of over half a million we will plant at Alconbury Weald. The planting scheme was designed with the input of Parish and District Councils to provide interest at all times of the year and uses native species such as oak, ash, field maple, wild cherry, hawthorn and blackthorn. The planting involved a community day which brought together local residents, American Scouts and Urban&Civic.



Design Enquiry Pledge 2: Enabling Application

An Enabling Application to invest in early infrastructure was approved in February 2012, and is currently being implemented. It will prepare the site for redevelopment, and includes the provision of new highway infrastructure within the Alconbury Enterprise Campus including a new entrance and boulevard, cycleways and footpaths; provision of a separate new entrance for construction and service vehicles (which will provide a safe and clean route for HGVs into the site away from local villages); extensive landscaping; and permission to demolish a number of the existing buildings within that area.



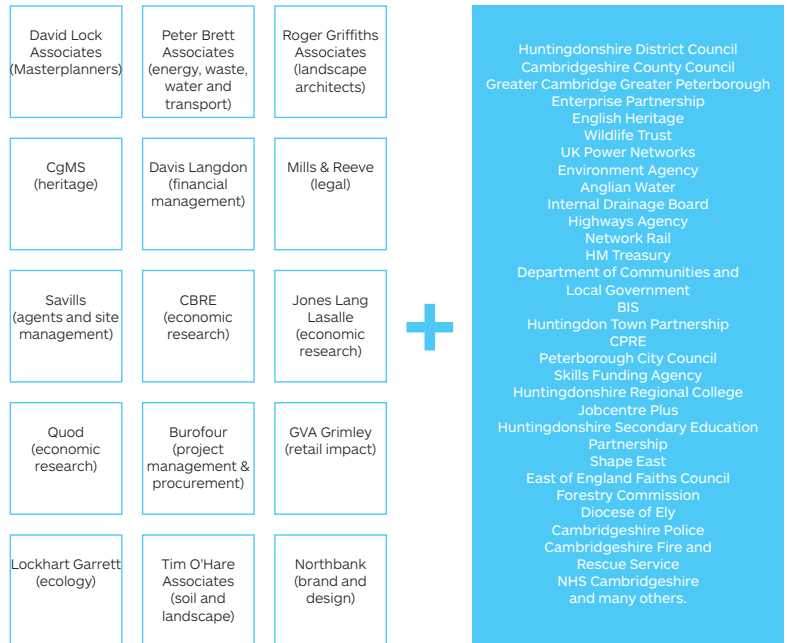
In summer 2012 we will be putting in a planning application for our incubator unit – a unique space within the Enterprise Campus that will support start-ups and small businesses in an environment in which they can grow before hopefully occupying their own building on the Campus. The building will offer a range of space and has been designed to meet our low carbon approach by internationally renowned architects Allford Hall Monaghan Morris.

More than 2 million words

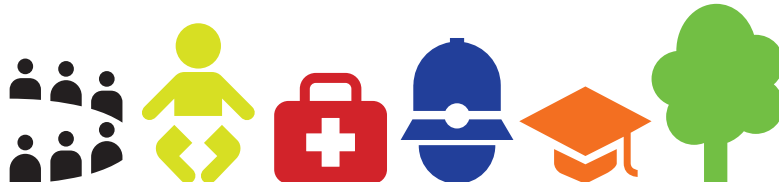
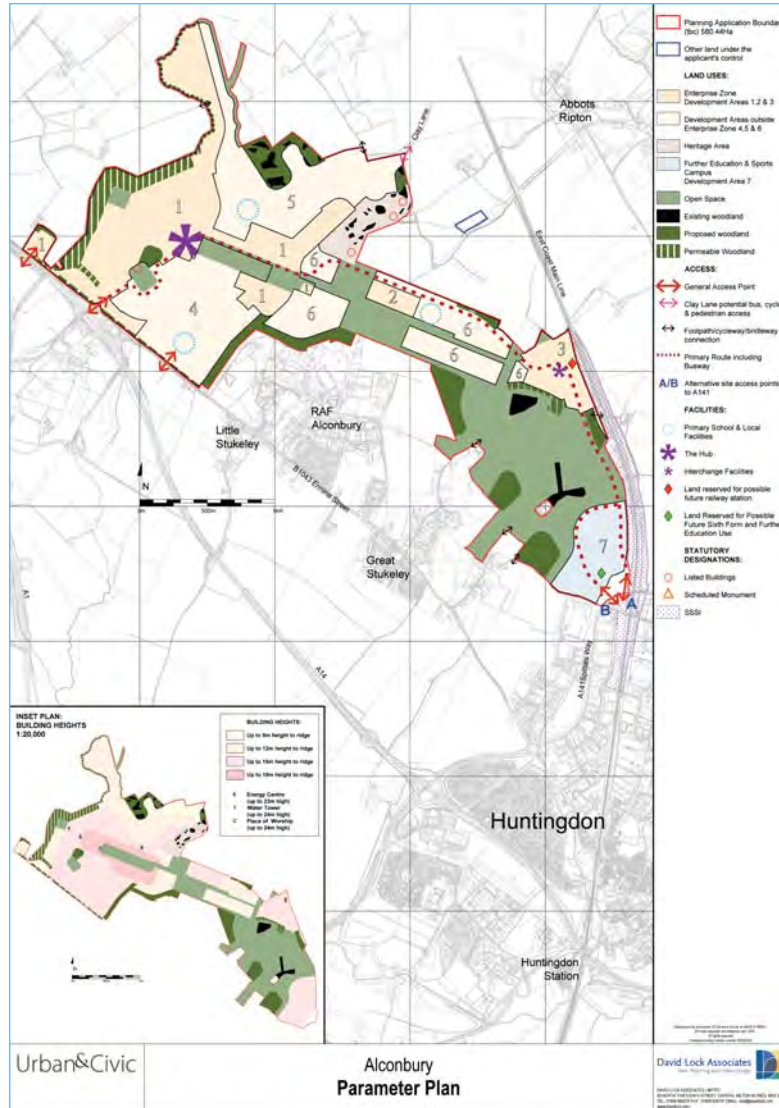
Outline Planning Application



This work has been pulled together by an extensive list of technical experts working in liaison with a wide range of public and private sector partners.



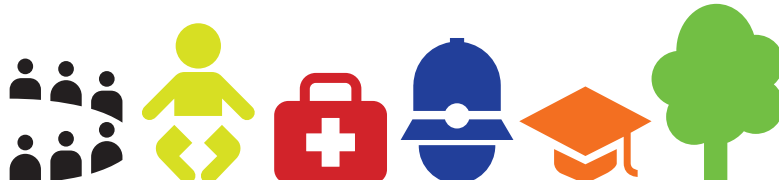
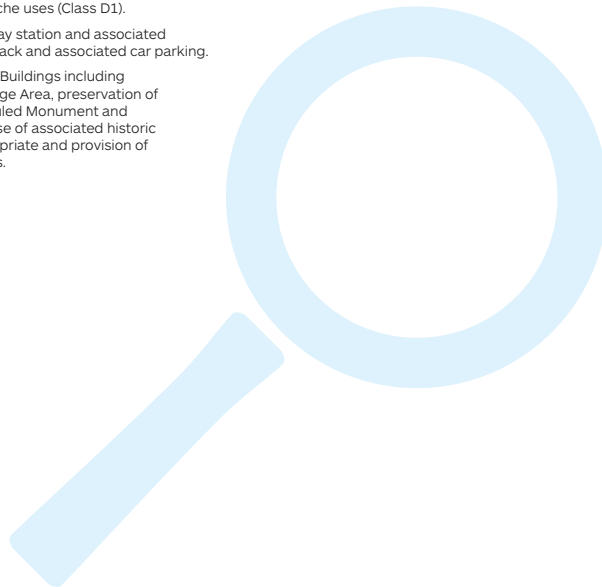
The plan



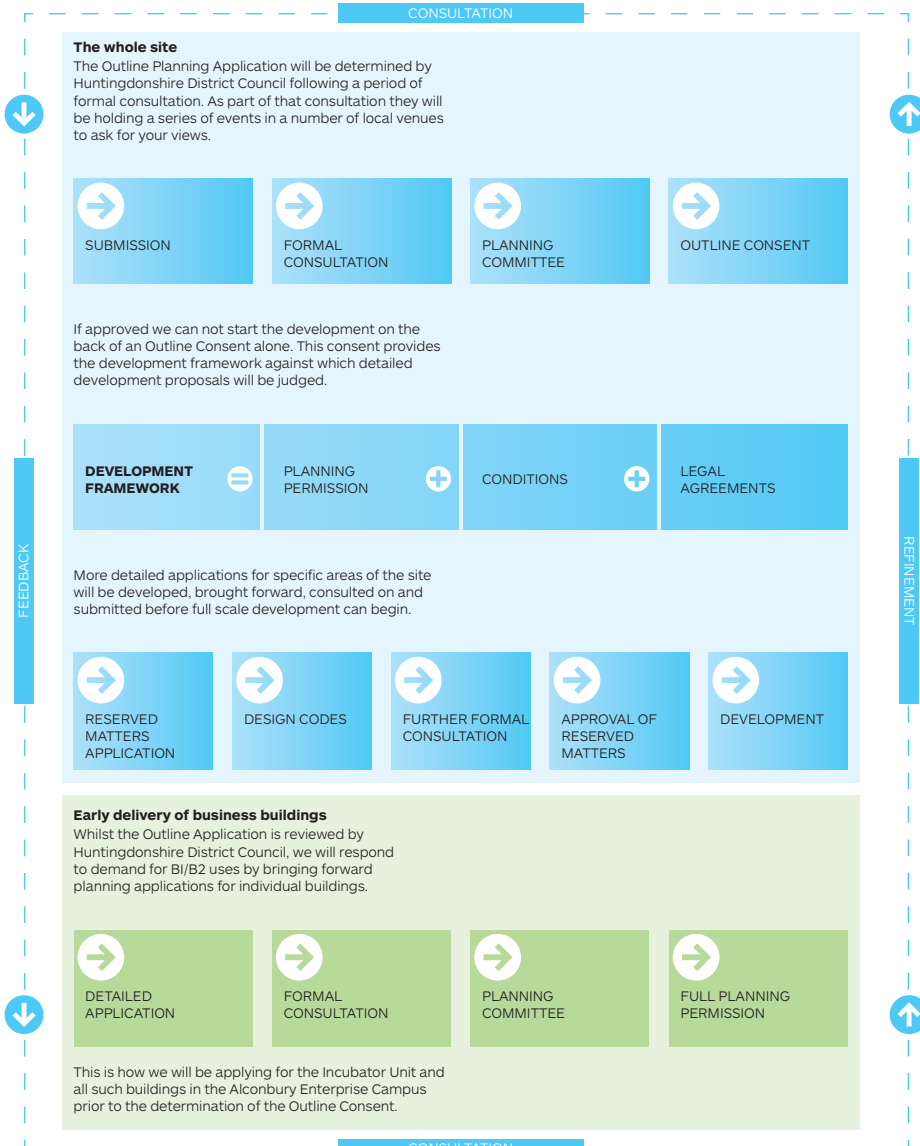
The small print

We will be applying for:

-  Up to 290,000 sq m of B class employment floorspace including up to 9,000 sq m of data storage and processing centres (Class B1 and B2 with ancillary B8 uses and sui generis) to include: B1a office 30,000 sq m (10%), B1b R&D 70,000 sq m (25%), B1c Light Industry 70,000 sq m (25%), B2 General Industry 111,000 sq m (37%) and Sui Generis Data Storage, 9,000 sq m (3%).
-  Up to 5,000 dwellings including uses in Class C3 including up to 400 units of sheltered/extra care accommodation in Class C2.
-  Up to 7,000 sq m of retail uses (Class A1/A2/A3/A4/A5) of which the largest store will be not more than 1,500 sq m net floorspace.
-  Three Primary Schools with 2 forms of entry incorporating pre-school provision (Class D1) at not more than 4,000 sq m per school (up to 12,000 sq m in total).
-  Further Education Campus including Secondary School with eight forms of entry, playing fields and all weather pitches including floodlighting (Class D1) at up to 13,500 sq m for secondary school plus land (up to 3 ha) reserved for Sixth Form and Further Education Provision.
-  Up to 1,500 sq m of Health Centre use (Class D1).
-  Up to 200 sq m of Dentist use (Class D1).
-  Up to 400 sq m of Library use (Class D1).
-  Police room of up to 400 sq m (Class B1).
-  Place of Worship up to 1,500 sq m (Class D1).
-  Up to 3,800 sq m of Community Buildings including on site heritage archive (Class D1).
-  Up to 2,000 sq m of Gym/Fitness Centre uses (Class D2).
-  Up to 400 sq m of sports club Clubhouse and Changing Rooms (Class D2).
-  Up to 200 sq m of Creche uses (Class D1).
-  Reserve sites for railway station and associated interchange, rail turnback and associated car parking.
-  Retention of all Listed Buildings including identification of Heritage Area, preservation of Prestley Wood Scheduled Monument and preservation and re-use of associated historic artefacts where appropriate and provision of interpretation features.
-  Open spaces and Landscaping (including parks, play areas, playing fields, multi-use games areas, weather protected structures, skateboard park, all weather pitches and associated floodlighting, woodlands, wildlife habitat areas including SSSI compensatory habitat, managed grassland, allotments, community orchards, green wedge along the edge of the existing Stukeley villages, reinstated hedgerows, formal/informal open space, ancillary maintenance sheds and pavilions and associated lighting).
-  Access roads including access points to B1090/B1043 Ermine Street and A141 Spittals Way and bus only access to Clay Lane with associated street lighting and street furniture.
-  Pedestrian, cycle, vehicle and bus routes including plazas, dedicated busway and bus stops with associated street lighting and street furniture.
-  Vehicular and cycle parking including electric charging points.
-  Up to three Energy Centres up to 1,000 sq m each (sui generis) with one energy centre storage area of up to 0.4 hectares.
-  Community Waste Management Facility/ies (sui generis).
-  Provision and/or upgrade/diversion of services including water, sewerage, telecommunications, electricity and gas and related service media including Combined Heat and Power Networks and apparatus including a water tower, pumping stations, substations and pressure regulators.
-  Drainage works including a Waste Water Treatment Works, Sustainable Urban Drainage Systems and ground and surface water attenuation features.
-  Demolition of all existing buildings except for listed buildings.
-  Associated ground works.



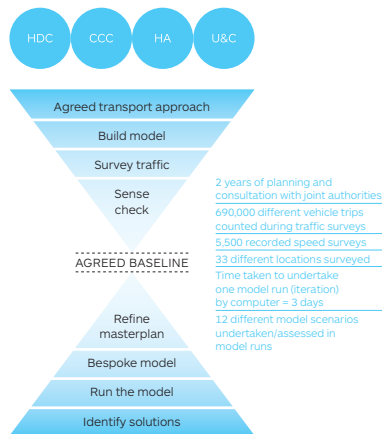
What happens next?



Transport: reducing road usage

Existing transport problems and the potential traffic impact of this development was one of the key concerns raised at the Design Enquiry. We have been working with Huntingdonshire District Council, Cambridgeshire County Council and the Highways Agency to test the impacts of the development and:

- 1) reduce the need for individual trips on the highway network;
- 2) ensure the local and strategic road network has the necessary capacity.



Reducing Road Usage

Our focus is to reduce the need for individual trips on the highway network.



1) Regular bus services built into the layout of the Parameter Plan:

- Access for the Guided Bus to run through the site, providing faster direct public transport links to Huntingdon, St Ives and Cambridge, and when extended, to Peterborough;
- Creating a dedicated public transport spine along the centre of the site, supporting quicker, easier non-vehicle movements within the site and out to other destinations;
- Connecting the Guided Bus into other routes via two public transport interchanges; and
- Working with partners and local parishes to link the site interchanges with existing and future local and community transport options. This will support an integrated approach to public and non-vehicle transport use across the local area.



2) Design of Walkable Neighbourhoods:

- Public transport provision will be incorporated within Development Areas to ensure that at least 70% of homes are within easy walking distance (400m) of public transport;
- At least 80% of homes will be within 800m of schools, shops and cultural or social activities;
- Traffic Management will include limiting speeds on site to 30mph/20mph with the exception of the dedicated busway;
- Footpath/cycleway/bridleway connections will link in with the existing footpath and bridleway network around the site and the historic Public Rights Of Way.



3) Integration of Employment and Residential Uses:

- The work/live philosophy of the site will provide a suitable range and quantity of employment, with appropriate housing to encourage people to get to work on foot, bike or bus;
- Businesses on the site will deliver Green Travel Planning among their workforce with positive interventions to minimise car use;
- Across the site our Green Travel strategy will be monitored throughout the development phases and when completed, as part of the long term governance of the site. This will enable intervention and further investment as and when required.



4) Railway Station

An area of land within Development Area 3 has been set aside for the delivery of a train station in the future. Our assessment for the Application has been carried out on the basis of no station as this ensures we are working to a worst case scenario. We continue to work closely with Network Rail to support a rail link to Alconbury Weald. The delivery of the station is interlinked with the twin tracking of the East Coast Mainline which is being considered in current Department for Transport consultations.



Transport: ensuring road capacity

Roads

It is likely that over the next year or so a new solution will be proposed for the A14. However, as this has not yet been finalised our assessment has been on the basis of the existing road layout. This ensures we are working to a worst case scenario in all our assessments.

As the development is brought forward over 20 years, we will work with partners in a number of ways to ensure appropriate improvements to junctions and roads across the area. These will not only mitigate the traffic movements generated by Alconbury Weald, but also the general increase in traffic levels during this time.



Map key

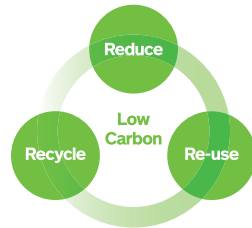
- 1 HCV Access – new site access for goods vehicles, construction traffic and servicing of the site.
- 2 Main (Boulevard) Site Access Junctions (and A14 overbridge) – physical highway improvements (e.g. widening, etc).
- 3 Megatron Roundabout – physical highway works required (e.g. widening, etc).
- 4 Ermine Street South – new residential (secondary) site access.
- 5 Rusts Lane (B1043) – physical highway improvements required (e.g. lane widening, pedestrian/cycle facilities and entry improvements to Alconbury village).
- 6 Gt & Lt Stukeley – traffic calming improvements and pedestrian and cycle facilities as necessary.
- 7 Clay Lane – new pedestrian and cycle access improvements, no access for private vehicular traffic (potential for bus use if considered appropriate).
- 8 Northern Arc (Woodwalton, Abbots Ripton, etc) – traffic calming as required.
- 9 Owl End/Green Lane – pedestrian/cycle access improvements, no access for private vehicular traffic.
- 10 Southern Gateway Access – new access to the site from the A141, work on the A141, pedestrian and cycle improvements across the A141.
- 11 Huntingdon Link – public transport, pedestrian and cycle links into Huntingdon (increasing priority as necessary).
- 12 A141/A1123 Junction – physical highway improvements may be required (e.g. bus priority).
- 13 A14, Junction 24 (Godmanchester) – no significant issues predicted.
- 14 A141/Ermine Street Junction – physical highway improvements.
- 15 A14, Junction 23 (Spittals Interchange) – physical highway improvements (e.g. widening of entries and markings, etc).
- 16 A14, Junction 22 (Brampton) – some limited improvements may be required.
- 17 A14/A1 Junction (A14 Jct 21) – no significant issues predicted.
- 18 A14 Junction 20 (Ellington) – no significant issues predicted. Various positive on-site measures, (e.g. public transport, smart choices, etc).
- 19 Alconbury South Junctions – addressing entry to Alconbury village. Some minor roundabout improvements may be required.
- 20 A14 mainline strategic improvements – considerations under review.



Environment

In developing the Outline Application our focus has been to:

- enhance the quality of the local environment; and
- minimise the impact of any development.



Enhancing the Environment

45% of the total development at Alconbury Weald will not be built on. The Parameter Plan includes:

- Open Space – a range of uses including parks, play areas, playing fields, multi-use games areas, all weather pitches and associated floodlighting, wildlife habitat areas including SSSI compensatory habitat, managed grassland, allotments, community orchards, reinstated hedgerows, formal/informal open space;
- Existing Woodland – will be retained and enhanced as part of the proposed development, including the Prestley Wood Scheduled Ancient Monument;
- Proposed Woodland – predominantly planted areas of woodland with woodland glades;
- Permeable Woodland – its predominant character will be that of a woodland area, but will also accommodate elements of built form from the adjoining Development Areas.

Our Parameter Plan and Spatial Principles will commit us to:

- All built development will be within 300m access of open space and within 800m of either an equipped play area or natural play opportunities;
- Existing pockets of woodland will be connected to adjacent woodland clusters, including the ancient woodland pockets to the north of the site, through the planting of circa 92 hectares of new woodland including up to 500,000 new trees;
- The Primary Transport Route will incorporate planting of trees along its length delivering an ecological corridor;
- New allotment and community orchard provision will be provided at a minimum of 0.32 hectares per 1,000 population;
- Protecting the settings of the listed hangars with an identified heritage area and the Second World War watchtower with the green setting of a cricket pitch.



Minimising the Impact

We will drive down the carbon and water demand created by new development by committing to deliver:

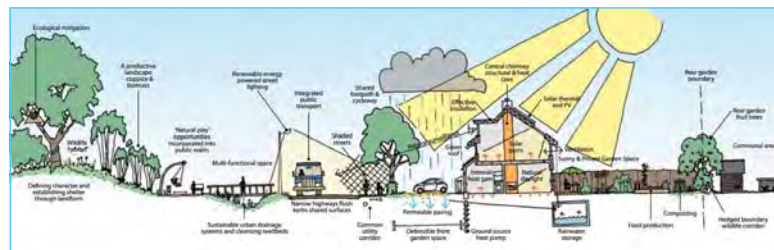
- All residential buildings to at least Sustainable Code 5; and
- All commercial buildings to at least BREEM 'very good'.

We have established the capability to generate 100% decentralised renewable energy on the site over the lifetime of the development by accommodating three Energy Centres and will set out a strategy to deliver on our aspiration.

We have assessed and developed a water cycle balance for the development which incorporates:

- Reducing downstream flood risk;
- Restricting the run-off from the site from the current arrangement;
- Creating a Sustainable Urban Drainage System (SUDS);
- Solutions for on and off site treatment of waste water.

We will also seek to refurbish and reuse existing buildings on site where it is economically and spatially viable to do so.



Community

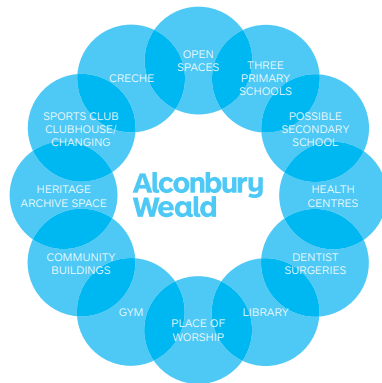
Alconbury Weald needs to work as a community but also nestle alongside and complement existing villages and towns in the area.



Feedback from the Design Enquiry and ongoing discussions with the District and County Councils, the voluntary and community sector, businesses and other partners have informed the Outline Application.



Within the Outline Application we are applying for a wide range of community facilities which will be delivered as Alconbury Weald is developed:



We will also continue to consult and respond to ideas and requests made by local people and community groups on what they would like to see delivered as our plans develop in detail.

We will be working with community groups, sports teams and local people to make sure that the detailed design of these facilities is optimised and that their use is maximised.



Our approach, informed by feedback and discussions, is to create clusters of community facilities in different locations across the site. The main concentrations will be at the Hub and the interchange with others located close to the primary schools. These clusters will serve local neighbourhoods, be well connected by public transport and contribute to a reduction in car use.



We are working with the Stukeleys to design a community allotment scheme and plan to provide allotments and orchards across Alconbury Weald.



Opportunity

The designation of 150 hectares of the site as an Enterprise Zone reflects its potential to become an integrated mixed use community with opportunities to work, live and enjoy life.



Alongside creating opportunities for national and multinational companies in the Alconbury Enterprise Campus, we want the rollout of the site as a whole to maximise business, skills and employment opportunities throughout the local area.

Delivering Enterprise

The Outline Application applies for a range of different types of employment uses which can be broken down to allow for all size of companies:

- Up to 290,000 sq m of B class employment floorspace to include:

- Office
- R&D
- Light Industry
- General Industry
- Data Storage.

- Up to 7,000 sq m of retail uses (Class A1/A2/A3/A4/A5)

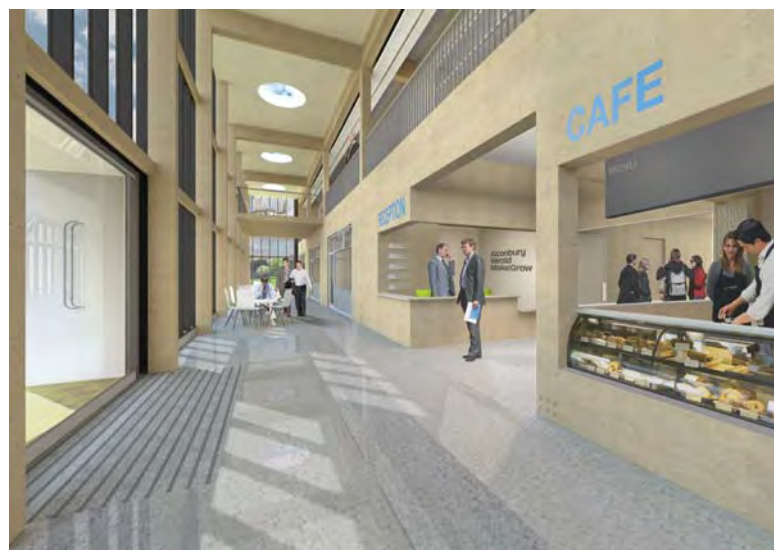


We are also committed to helping small businesses grow and are bringing forward a separate application for the Incubator Unit this Summer which will provide flexible space ranging from one desk to units of 150 sq m so that small companies can locate within the Enterprise Campus.

Supporting the local economy and communities

We want to make sure that the build out of Alconbury Weald benefits local people, students and businesses. We are therefore:

- Developing a procurement process – with the input of local business groups – which will maximise employment and business growth through giving contracts to local businesses during the construction process;
- Working with the LEP, HDC, Jobcentre Plus, the Regional College and the schools partnership to deliver a training and jobs brokerage scheme. This will provide access to apprenticeships, work placements and jobs for local people of all ages and skills within businesses both developing Alconbury Weald and those locating to it;
- Working with the LEP, HDC, schools, business and partners, supported by Government skills funding and the focus of the Enterprise Zone, to develop an integrated long term skills strategy for the local area;
- Taking an active part in the Hunts Chamber of Commerce, the Hunts and St Neots Manufacturing Associations and the Huntingdon Town Partnership to ensure we promote the area as a great place to live, work and do business;
- Working with our economic partners to ensure the Enterprise Zone benefits do not encourage 'rate hopping' but support the growth of the wider local economy in an integrated way.



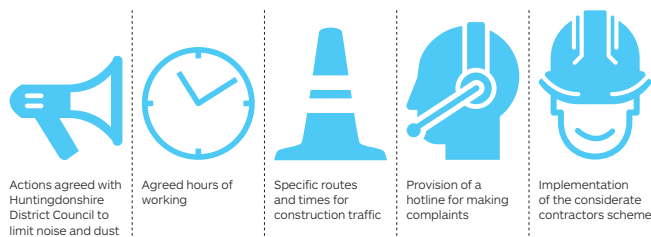
Alconbury
Enterprise
Campus



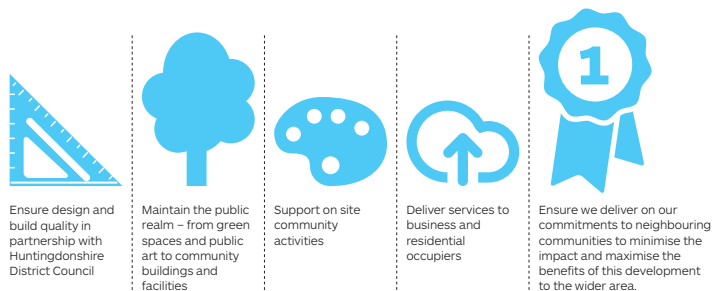
Good neighbours

As the owner and developer of Alconbury Weald we want to be a good neighbour both now and in the future.

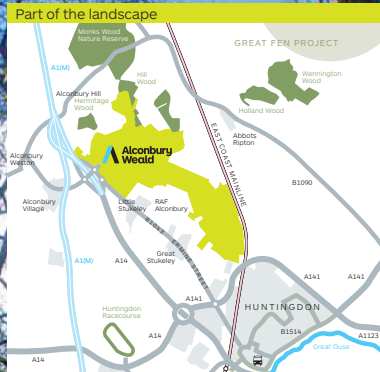
The amount of development that we are applying for will take around 20 years to build out. Throughout the construction period we will put in place a range of controls to reduce the impact on people that already live and work in the area as well as those that choose to make Alconbury Weald their home or place of work. These will include:



We want Alconbury Weald to become a great place to live and work and to maintain the high quality, low carbon commitments made – from the first brick to the last during construction, and for the decades to come. We will be protecting all of the investments we have made in the site and the local area with clear long term sustainable management systems. These will:



Why Weald?



Meaning

weald

n. Chiefly British

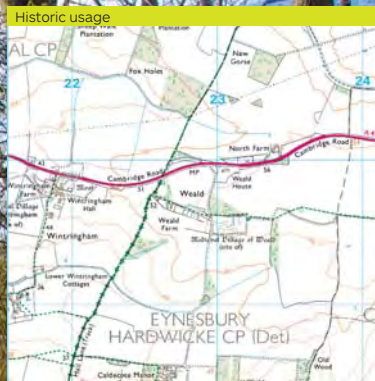
- 1 A woodland.
- 2 An area of open rolling upland.
- 3 *Archaic or poetic* an area of open or forested country.

Old English; related to Old Saxon, Old High German *wald*, Old Norse *vollr*, Earth Sciences / Physical Geography
Brit archaic open or forested country

Our pledge

We have pledged to plant over over half a million trees across the site and to reconnect the historic woodland around us. Weald reflects this commitment.

A stylized logo consisting of a blue 'A' shape with a tree trunk and canopy integrated into it.



Alconbury Weald

Appendix H: Memorandum of Understanding

ALCONBURY AIRFIELD ENTERPRISE ZONE

MEMORANDUM OF UNDERSTANDING BETWEEN THE GREATER CAMBRIDGE & GREATER PETERBOROUGH LOCAL ENTERPRISE AND URBAN AND CIVIC LIMITED

1. This memorandum of understanding sets out the principles that should underpin the development of the Alconbury enterprise zone, as agreed by the Greater Cambridge Greater Peterborough (GCGP) local enterprise partnership and the developer and landowner Urban and Civic Limited (U&C).
2. On 17 August 2011 the Government awarded (GCGP) an enterprise zone covering 150 hectares of land within Alconbury Airfield. The attached map highlights the boundary of the enterprise zone as agreed with Government. An enterprise zone is a geographically defined area agreed between the local enterprise partnership and the Government. An enterprise zone will benefit from business rate discounts for businesses located or locating within the zone, simplified planning arrangements and include support if needed to ensure the roll out of super fast broadband.
3. Urban and Civic Limited are the landowners of the Alconbury Airfield, including the 150 hectares designated as an enterprise zone and will lead the development and marketing of the zone.
4. Under this memorandum of understanding, GCGP and U&C jointly commit themselves to the following Key Principles in taking forward the development of the Alconbury enterprise zone:
 - In developing the enterprise zone all effort should be made to ensure that it avoids local displacement whilst recognising the current constraints facing businesses within the area
 - Companies locating within the Alconbury enterprise zone should bring genuinely additional business growth and the marketing of the Alconbury enterprise zone should be targeted in that way;
 - The enterprise zone should support GCGP's wider economic priorities and relevant target sectors for this site, including ICT and communications, knowledge-based industries, and high-technology manufacturing; and
 - The Alconbury enterprise zone should contain no significant retail, nor permanent or standalone "B8" uses..
5. In this context:
 - local displacement is defined as a scenario whereby a business that is currently located within the local area relocates to premises within the enterprise zone with no expansion benefits (i.e. solely to benefit from the business rate discounts).
 - if a local business intends to expand its operations (signified by an increase in GVA, jobs or profit over three years) by taking up premises within the enterprise zone, this is not defined as local displacement.

- Where a business already located within the local area (meaning “the LEP area” in this context) that expresses a wish to relocate to the enterprise zone is actively looking at relocating outside of the GCGP’s area the potential job losses resulting from such a move will be a material factor for all parties to consider in the context of displacement.

6. GCGP and U&C will work together on communications, marketing and delivery of the Alconbury enterprise zone as well as reviewing and handling expressions of interest, so as to deliver the enterprise zone in accordance with the Key Principles. U&C will have particular regard to the need to avoid local displacement from local businesses moving into the enterprise zone and GCGP will give due consideration to U&C’s business plan for the wider Alconbury site and its need to achieve a sustainable return on its investment. In so doing, both GCGP and U&C will seek to promote businesses which would be particularly beneficial to the wider LEP economy.

7. U&C will bring forward development across Alconbury Airfield which compliments and enhances the viability of the enterprise zone.

8. These principles are consistent with the Government’s approach to Enterprise Zones, as set out its Enterprise Zone Prospectus (DCLG March 2011), with the LEP’s bid to Government for Alconbury to be an Enterprise Zone and with the Alconbury enterprise zone Implementation Plan (November 2011).

9. The enterprise zone was awarded by Government to GCGP and the Local Enterprise Partnership therefore has a responsibility for its establishment and long term success.

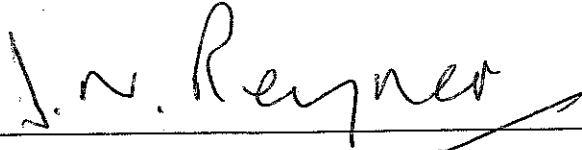
EZ Steering Group and Project Board

10. The Alconbury Steering Group will sit below the GCGP LEP Board and will report to the Board on the development of the Enterprise Zone and business enquiries. Membership of the steering group will be comprised of GCGP, Urban and Civic Limited, Huntingdonshire District Council and Cambridgeshire County Council. Where possible, day to day decisions over contentious business enquiries will be taken by the steering group. Where the steering group is unable to reach agreement on a particular case, this would then be escalated up to the GCGP Board for further review.

11. At a working level, the Alconbury Project Board will support the Steering Group in relation to enterprise zone issues, and also address the wider issues related to development of the site as a whole. This will be co-chaired by the LEP Strategy Director and the Managing Director of Huntingdonshire District Council and include representation from Urban & Civic and the County Council, and others as needed.

12. Where it is agreed that a business' proposed move to the enterprise zone would lead to local displacement, GCGP will work with the business to see whether there are other options available that would enable it to remain located within GCGP's area but not within the enterprise zone.

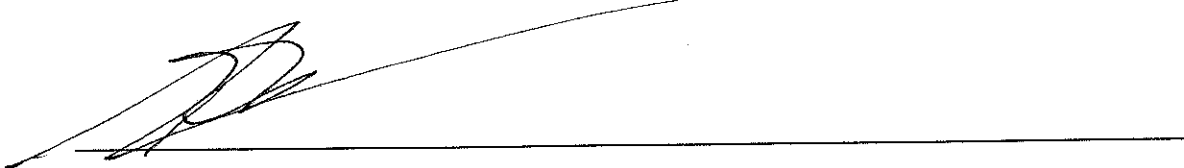
Signed for and on behalf of the Greater Cambridge Greater Peterborough Enterprise Partnership by:



Neville Reyner CBE DL, Chairman

4/4/12

Signed for and on behalf of Urban & Civic by:



Robin Butler, Managing Director

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