

Urban&Civic

Application Guide

**Alconbury
Weald
Make|Grow**



Application Guide

This guide describes the structure of the Outline Application, explains the different documents that have been submitted with it and identifies what will happen next.



The Alconbury Weald Application Site comprises approximately 580 hectares (mainly the former Airfield) and is located north-west of Huntingdon town centre in the west of Cambridgeshire within Huntingdonshire District. This is identified by the blue outline above.

Within the Alconbury Weald Application Site there are 150 hectares which have been designated by Central Government as an Enterprise Zone. This is split into three areas which are shaded yellow above, the largest of which is referred to as the Enterprise Campus.

Should you have any questions on the Outline Application please contact:

Urban&Civic

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and if you would like to discuss the Outline Application with the Council:

**Alconbury
Weald
Make|Grow**

Huntingdonshire
DISTRICT COUNCIL

Paul Mumford

Alconbury Project Officer

Huntingdonshire District Council

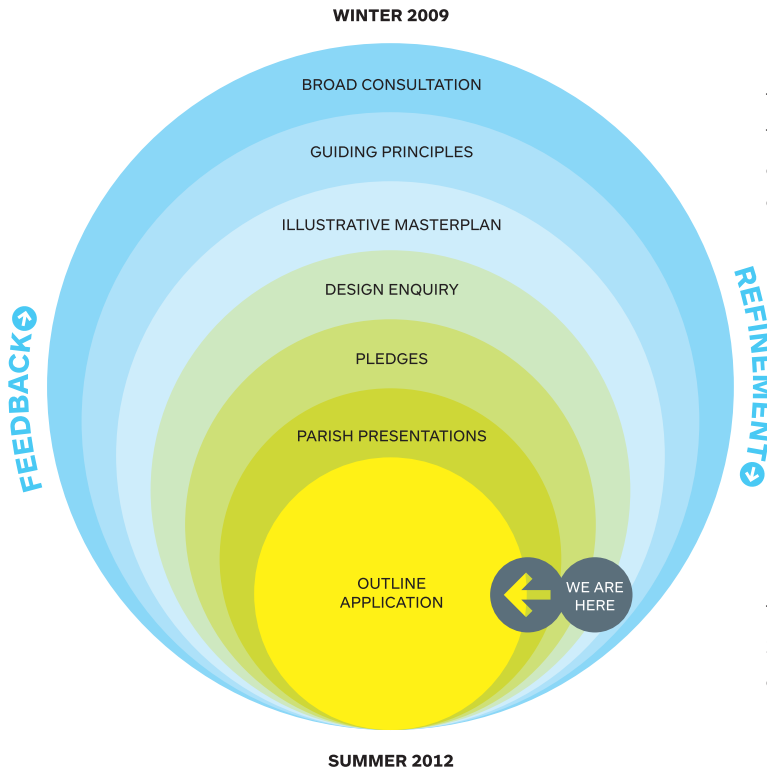
01480 388436

paul.mumford@huntingdonshire.gov.uk

What are we asking for?



The Outline Application asks permission for the principle of development at Alconbury Weald and if granted would establish a development framework under which further detailed applications will need to be brought forward for specific areas of the site.



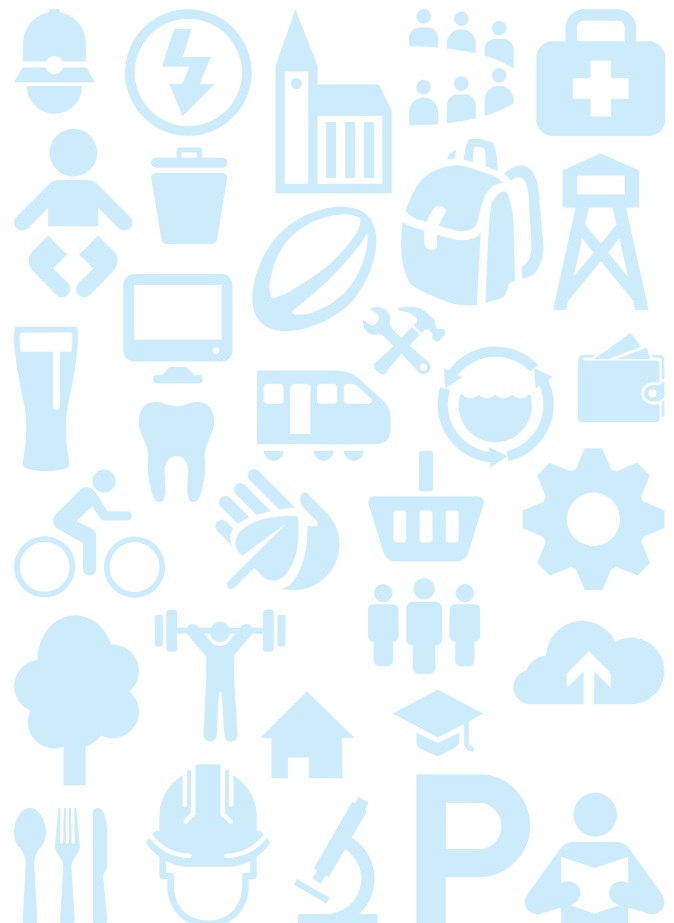
How we have got here:

The Outline Application has been developed over the last two years through extensive feedback and refinement with partners, local communities and technical stakeholders.

This process is described in more detail in the Statement of Community Involvement which accompanies the Outline Application.

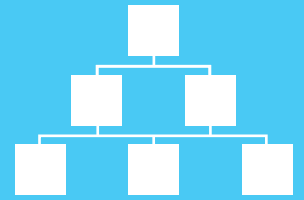
In summary, the Outline Application is for:

- up to 5,000 dwellings including sheltered/extra care accommodation
- up to 290,000 sq m of employment floorspace
- hub and neighbourhood facilities featuring retail, commercial, leisure, health, church and community uses
- non-residential institutions including primary schools, nurseries and a secondary school together with land reserved for post 16 education provision
- open spaces, woodlands and a sports provision
- a heritage area and retention of listed buildings
- new vehicular access points from Ermine Street and the A141 with other new non-vehicular access points
- associated facilities and infrastructure comprising utilities including gas, electricity, water, sewerage and telecommunications, energy centres, a water tower, highway improvements and diversion to existing utilities where necessary
- a reserve site for a railway station and ancillary uses; and
- associated demolition and groundworks.



The Outline Application – Structure

The Outline Application can be broken down into formal and supporting documentation addressing a wide range of topics and requirements.



Outline Planning Application Structure



Formal

The formal elements of the Outline Application fit together to describe the different uses proposed and their broad allocation across the site as well as establishing key principles and mitigants.

Collectively these documents form the core parameters against which the development has been assessed and which will inform the Development Framework.

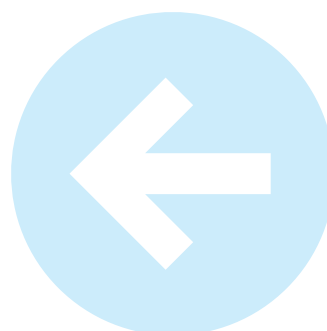
Supporting

The supporting documents then provide information that:

- Describes the evolution of the Outline Application;
- Explains and examines the details of the Outline Application;
- Sets the Outline Application in the context of local and national policy;
- Identifies, assesses and mitigates the impacts of the Outline Application; and
- Establishes strategies for how elements of the Outline Application will be delivered.

Where to Start?

In order to get to grips with the Outline Application we would recommend you start with the Planning Statement and the Design and Access Statement. These documents give an overview of the proposals and explain the structure of the Outline Application in more detail. The Environmental Statement is also a key document, however, as it contains a lot of information, a non-technical summary has been provided as a useful starting point.



The Outline Application – Material

The various documents that form the Outline Application are described briefly below to help navigate the material. The colours used correspond to the Outline Application Structure chart.



| Document | Description |
|--|--|
| Location Plan | Shows the land subject to the Outline Application (OA) in red and other land in U&C's ownership in blue |
| Topographical Plan | Sets out the heights and gradients of the land subject to the OA |
| Parameter Plan | The key plan which underpins the OA by setting broad parameters for the proposed development |
| Development Specification including: Description of Development, Development Areas Schedule, Spatial Principles and Building Envelope Schedule | Describes the development proposed by the OA, the arrangement of uses across the site, the scale of different types of buildings and the key principles which will establish the location of uses relative to each other |
| Planning Statement | Provides an overview of the site, relevant history, planning policy and the development proposals as well as evaluating these proposals |
| Design and Access Statement including the Design and Access Principles | Reviews the site context and describes how the design and access elements of the OA evolved as well as setting out key design principles and an illustrative masterplan which draw upon other documents described here |
| Environmental Statement including: Tree Survey and incorporating the Environmental Impact Assessment Mitigants | Identifies and assesses the impacts of the OA on the environment and explains how these impacts can be mitigated including: socio economics, landscape and visual impact assessment, ecology, agriculture, trees and woodland, heritage, transport, air quality, noise and vibration, hydrology, flood risk and storm and foul drainage, lighting, ground conditions, waste and energy |
| Environmental Statement – Non Technical Summary | A simplified version of the Environmental Statement to provide broader access to the information |
| Statement of Community Involvement | Describes the approach taken to consultation and how the OA evolved as a result of that consultation |
| Transport Assessment including Travel Plan | Assesses the impact of the OA on the local and strategic transport network and identifies appropriate strategies and mitigations |
| Heritage Strategy | Summarises the history of the site, its buildings and structures, and explains how these have been addressed and incorporated by the OA |
| Town Centre Impact Assessment | Examines the implications of the retail and leisure uses within the OA on the surrounding area and in particular on Huntingdon Town Centre |
| Economic Development Strategy | Examines the economic impact of the OA and recommends how to maximise the economic benefits both locally and regionally from the development |
| Energy, Waste and Water Strategy including Flood Risk Assessment and Energy SWOT analysis | Presents the opportunities and mechanisms to create a market-leading low carbon development via the OA |
| Green Infrastructure Strategy | Explains all aspects of green infrastructure incorporated within the OA and how these will be delivered |
| Community Facilities Strategy | Sets out the range of community facilities incorporated within the OA |
| Utilities Report | Describes the existing utility apparatus on and around the site and the new utility supplies required by the OA |

What happens next?



The Outline Application has been developed by Urban&Civic following extensive consultation. Once submitted Huntingdonshire District Council will also ask you for your views before determining the application.

CONSULTATION

The whole site

The Outline Application will be reviewed and tested by key stakeholders who will make representations to Huntingdonshire District Council. Huntingdonshire District Council will invite your formal comments on the Outline Application and, as with our consultation to date, we would encourage you to have your say. To do so, please visit www.huntingdonshire.gov.uk/alconburyweald



Huntingdonshire District Council are then charged with making the formal decision as to whether to grant this Outline Application. If they do so they will impose conditions and enter into legal agreements which will create a Development Framework.



The Outline Planning Permission does not mean we can start building. To do this we will need to submit Reserved Matters Applications for different areas of the site to provide further detailed designs which are in accordance with the Development Framework.



Early delivery of business buildings within the Enterprise Campus

Whilst the Outline Application is reviewed by Huntingdonshire District Council, we will respond to demand for BI/B2 uses by bringing forward planning applications for individual buildings within the Enterprise Campus.



This is how we will be applying for the Incubator Unit and all such buildings in the Alconbury Enterprise Campus prior to the determination of the Outline Consent.

CONSULTATION

FEEDBACK

DETERMINATION