

Development Guide

This Development Guide sets out how the Outline Planning Permission for Alconbury Weald will be implemented, including the levels of information and the different documents that will now have to be submitted to enable development to take place on the site.



How Does the Planning Permission Work?

Alconbury Weald has Outline Planning Permission, this means the broad development parameters are agreed and the general design principles have been established. However, before building on site can begin further detail will need to be provided at different stages.



The Alconbury Weald Development Site comprises approximately 580 hectares and is located north west of Huntingdon town centre in the north of Cambridgeshire.

In October 2014 Outline Planning Permission was granted for the development of Alconbury Weald. The permission permits:

- » 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 sports provision;
- » a heritage area and retention of listed buildings;
- » new vehicular access points from Ermine Street and the A141 with other 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.

Before any building work can happen, more detailed information about the development is required and certain requirements have to be met.

To manage the scale and long delivery time of the development, the planning authority - Huntingdonshire District Council - and Urban&Civic have established an innovative planning approach. This establishes a number of clear stages to structure the implementation of this 20 year development.

This Development Guide describes the further stages and ongoing planning framework within which development will come forward.

Should you have any questions please contact:

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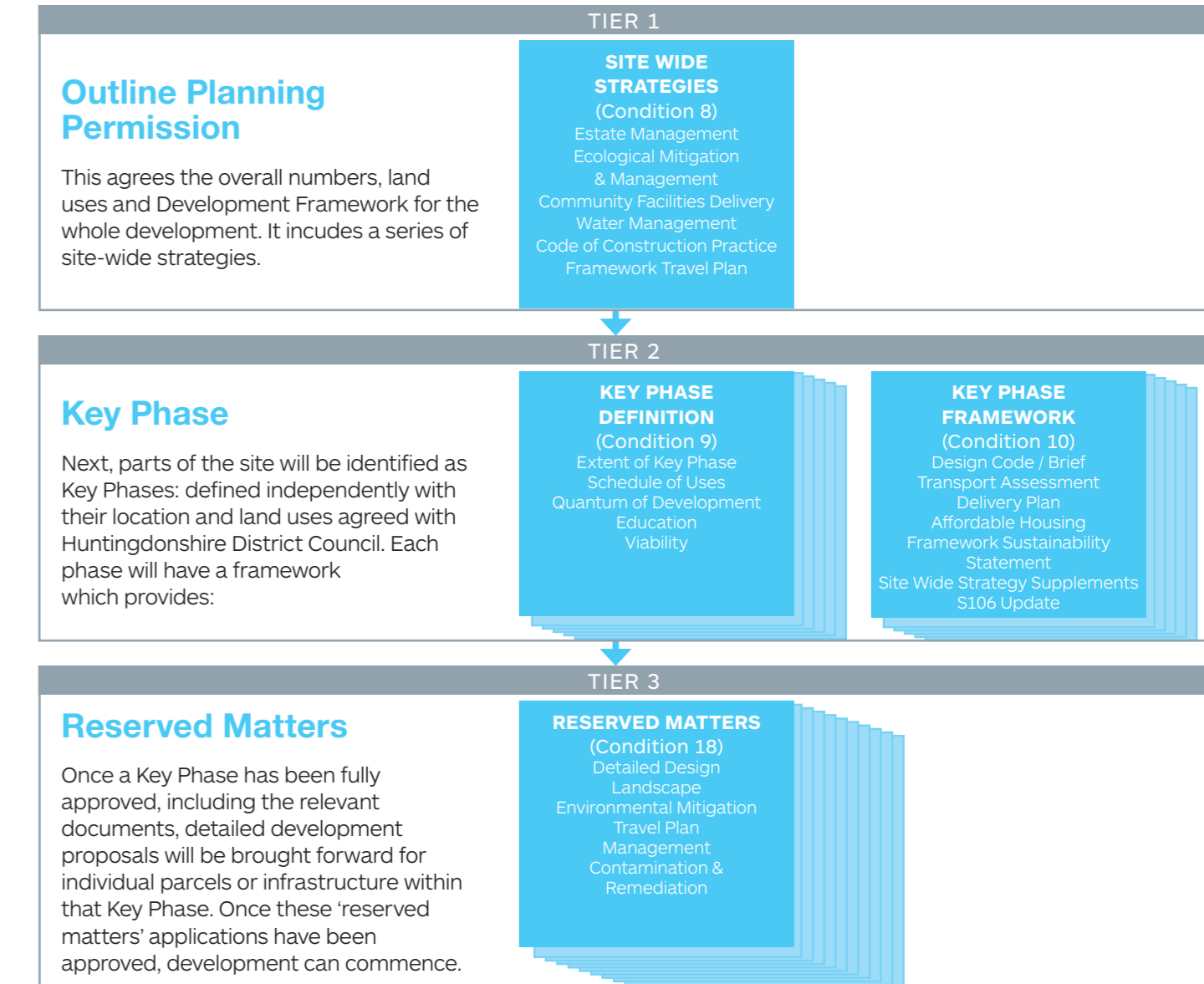
and if you would like to discuss this guide with the Council:

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The three tier approach

To manage the scale of development at Alconbury Weald, Huntingdonshire District Council and Urban&Civic have agreed a three tiered process to ensure that the right level of detail is provided at the right time to support implementation over this timescale.

The three tiered process that will be followed at Alconbury Weald is set out below:



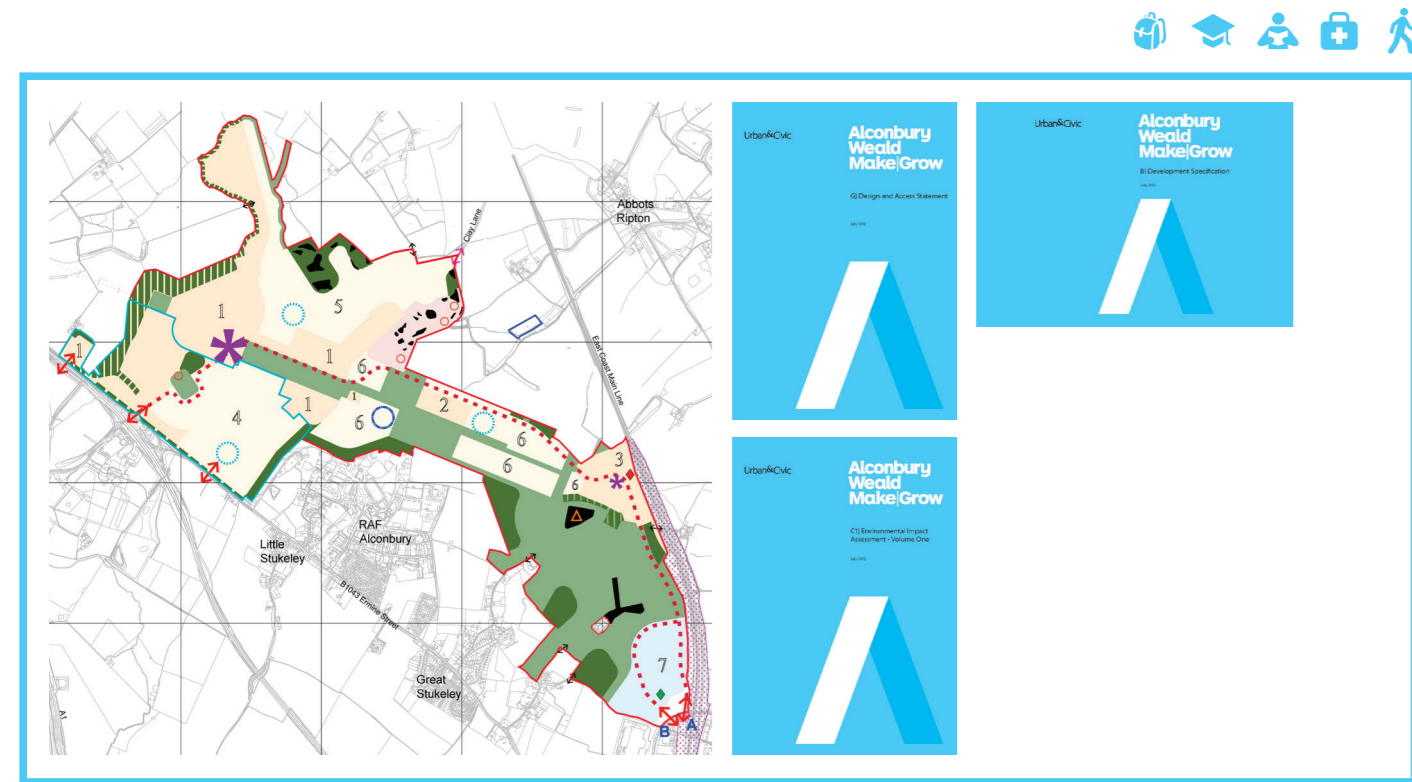
The information submitted at each tier of the Planning Permission will include the following:



Over the next three pages of this guide, these three tiers of the Planning Permission are set out in further detail.

Tier 1 – Outline Planning Permission

The Outline Planning Permission provides the site wide Development Framework for delivery at Alconbury Weald. It secures the general quantum and disposition of land uses and establishes the site wide principles.



The Outline Planning Permission secured approval for the proposed development as defined by the Development Specification Report, the Parameter Plan, the principles contained within the Design and Access Statement and the mitigation requirements from the Environmental Statement.

To ensure that the development provides sufficient infrastructure and not have an adverse impact on the local and wider environment, a series of planning conditions have been imposed on the Outline Planning Permission and Urban&Civic have entered into a Legal Agreement, known as a Section 106 Agreement.

Conditions

The 34 planning conditions set out a number of requirements on the permission, some of which will have to be discharged before building works can start on site, others will control the type of works that can be undertaken.

Section 106

The Section 106 Agreement is a legally binding agreement between Huntingdonshire District Council, Cambridgeshire County Council and Urban&Civic.

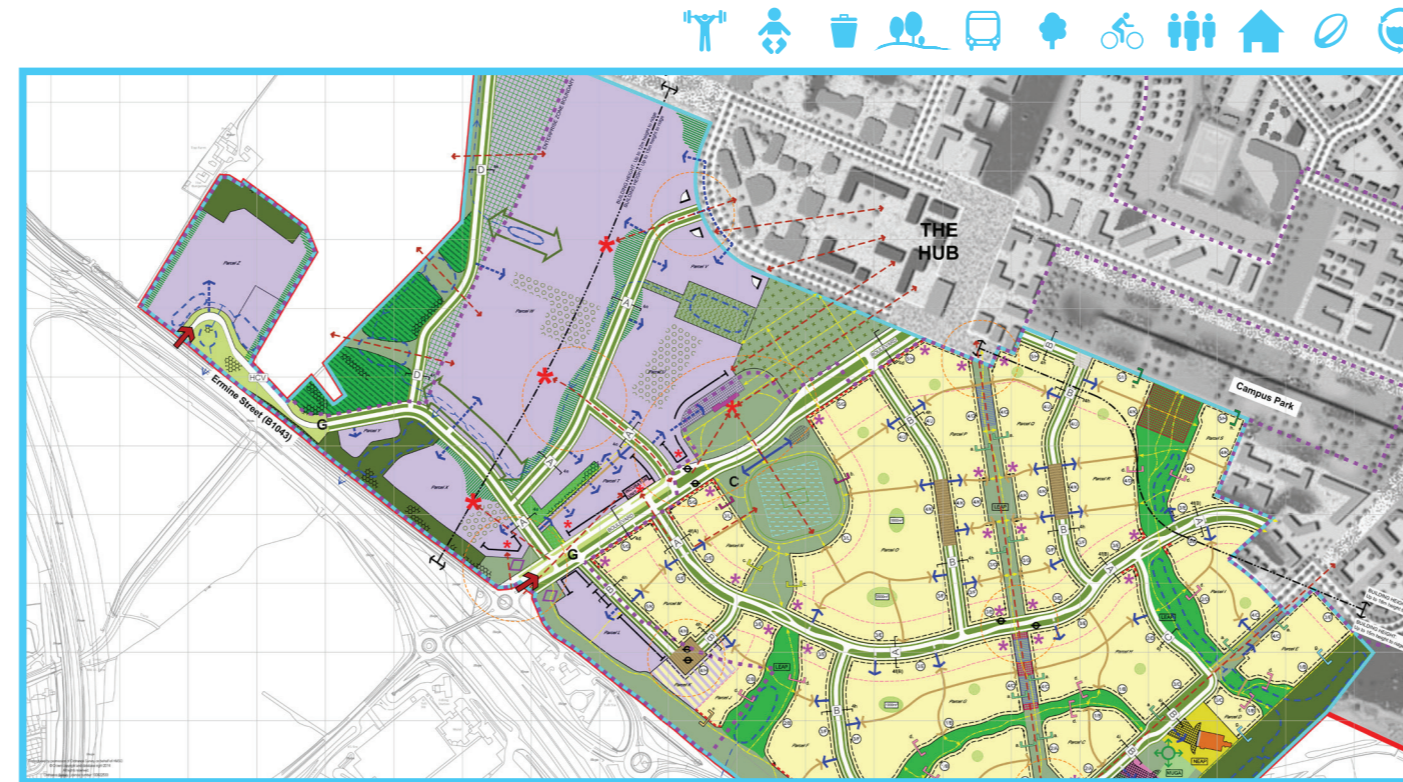
Under the requirements of the relevant planning conditions a number of Site Wide Strategies will be prepared and submitted for the approval of Huntingdonshire District Council prior to the commencement of development or the approval of any reserved matters application. These Site Wide Strategies will relate to:

- » Water Management;
- » Estate Management;
- » Construction Practice;
- » Community Facilities; and
- » Ecology.

Together the Outline Planning Permission including the planning conditions and the legal agreement provide the framework for the delivery of the proposed development.

Tier 2 – Key Phase

Development at Alconbury Weald will be brought forward in a number of 'Key Phases' which will be defined individually in consultation with Huntingdonshire District Council as the development progresses. Each Key Phase will relate to a specific part of the site, for which a greater level of design guidance and technical information will be provided.



The Key Phase tier requires an additional level of detail to be submitted to and approved by the Council. This comes in two parts: Key Phase Definition and Key Phase Framework.

Key Phase Definition

Agreement of the size and location of the Key Phase with Huntingdonshire District Council including the number of houses/employment.

To define a Key Phase Urban&Civic will need to formally apply to the Council through the discharge of a planning condition. The Key Phase submission will need to be accompanied by:

- » A plan defining the extent of the Key Phase.
- » A schedule of the quantum and broad disposition of uses within the Key Phase.
- » A justification statement for the Key Phase, including its relationship with key phases already identified and its contribution to the wider vision for the site.

Key Phase Framework

Provision of further detail on design for the agreed Key Phase and how it will be developed through the submission and approval of a number of 'Framework' Documents.

Once the Council has approved a Key Phase, a further level of design work will be undertaken. A number of 'Framework' documents for each Key Phase will be submitted for the approval of the Council including:

- » a **Design Guide / Code** – to be in accordance with the spatial principles established by the outline application but providing specific design guidance bespoke to that Key Phase;
- » a **Delivery Plan** – this will set out the proposed delivery programme in relation to infrastructure proposed in and triggered during the Key Phase including schools, open space and community facilities. Informed by a viability review at each Key Phase, this will also set out the level of affordable housing that is achievable within that Key Phase.

These documents will establish the design and delivery framework for each Key Phase and subsequent Reserved Matters Applications within that Phase will be submitted in accordance with this 'Framework'.

Tier 3 – Reserved Matters

Once a Key Phase has been approved by the Council and the design and delivery framework has been agreed for that Key Phase, reserved matters applications can be brought forward in accordance with the Key Phase framework. Each reserved matters application for individual parcels or infrastructure will then be determined against the design specification for that Key Phase.



As the site wide application was submitted in outline, all matters - apart from access - were reserved for later approval. This means that before any building works can start on site each development component will need detailed planning approval as reserved matters permission.

Reserved matters applications can only be submitted for any part of the site where a Key Phase has been defined and all of the relevant Key Phase Framework documents have been approved. These reserved matters applications will provide a further level of detailed design that will have to be in accordance with the design parameters and specifications for that Key Phase. Development can commence within a Key Phase only through reserved matters approvals.

In certain circumstances, such as where advance site clearance or demolition works are needed, the outline consent does allow for an 'exceptional' reserved matters application to be submitted prior to the approval of the Key Phase framework. Such situations will only be pursued where absolutely necessary, to facilitate orderly development of the site, and with the agreement of Huntingdonshire District Council.

Only when the relevant outline planning conditions are discharged, a Key Phase has been fully approved and reserved matters permission granted can building works start on site.