

# Environment

Designed for military purposes and to keep all but authorised personnel out, the former airfield with its 11 miles of perimeter fencing, currently sits detached from the landscape around it.



From the outset our guiding principles for Alconbury Weald have been:

- Enterprise and opportunity
- Connections: linking landscapes and people
- Using resources wisely
- Creating a sense of place.

The environment is central to all of these

The development of Alconbury Weald provides us all with the opportunity to reintegrate this land into the surrounding environment and maximise its potential for all by focusing on factors such as landscape and sustainability.

### Landscape

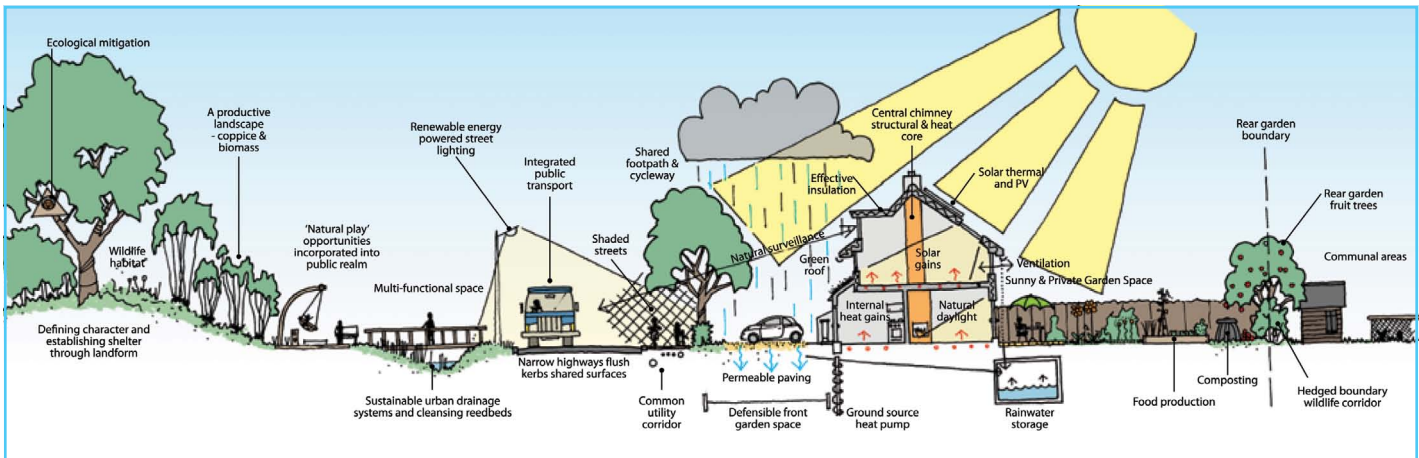
We have developed an understanding of the landscape within which Alconbury Weald sits via detailed studies and from extensive discussions with Natural England, English Heritage, and the county, district and parish councils.

In response, the Outline Application seeks to craft a place where the natural environment has a presence throughout the site, integrating homes and places of work with green connections and providing suitable habitats for wildlife.

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➤ Green Infrastructure Concept Plan



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 over 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.



45% of the total development at Alconbury Weald will not be built on. The Parameter Plan identifies different types of space:

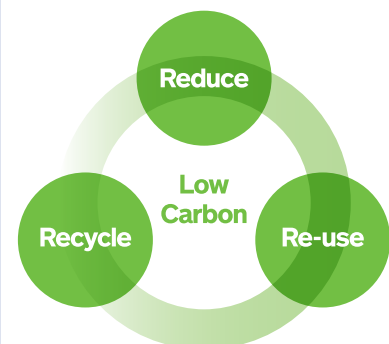
- Open Space – a range of uses including parks, play areas, playing fields, multi-use games areas, all weather pitches and associated floodlighting, wildlife habitat areas including SSSI compensatory habitat, managed grassland, allotments, community orchards, reinstated hedgerows, formal/informal open 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.

The Spatial Principles also confirm that within the Development Areas there will be additional publicly usable open space over and above those identified in the Parameter Plan.

Furthermore, there will be appropriate landscape responses along the boundaries of the site to ensure that Alconbury Weald integrates sensitively with its neighbours. An example of this includes the green wedge proposed alongside the Stukeleys.

## Using Resources Wisely

The Outline Application provides the framework to deliver a market leading low carbon development that will transcend prevailing standards for carbon reduction during the lifetime of the development. Alconbury Weald's mantra has always been to reduce, reuse, recycle and this has permeated all aspects of the application material drawing out efficiencies across both construction and operation.



Specific examples of this approach include:

- The incorporation of best practice for spatial and design guidance into each stage of the master planning process as a means of reducing operational carbon impacts;
- Leveraging the site's inherent characteristics of scale and legacy infrastructure to integrate with and promote county wide carbon initiatives, such as Cambridgeshire Renewables Infrastructure Framework (CRIF);
- Delivering building to carbon efficiency standards ahead of Building Regulations;

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- Working with partners to achieve challenging targets for the reuse and recycling of construction and operational waste;
- Reducing potable water consumption via site wide infrastructure which maximises the reuse of water
- Striving to achieve 100% low and zero carbon energy generation on site driven by demand;
- Promoting local carbon reduction programmes with, amongst others, schools and neighbouring communities; and
- Providing ongoing carbon reduction advice and education for both commercial and residential occupiers.

### Key Documents:

Outline Application Material:

- *Development Specification* – spatial principles SP5 to SP11 and SP15 to SP20
- *Parameter Plan* – identification of green space, access points and energy centres
- *Design and Access Statement* – review of environmental issues in a design context;
- *Green Infrastructure Strategy* – integrated analysis of the different elements of green infrastructure across Alconbury Weald
- *Energy, Waste and Water Strategy* – explanation of low carbon approach
- *Environmental Statement* – assessment of impacts and mitigants for factors such as landscape and visual effects, ecology and nature conservation, agricultural circumstances, trees and woodland, hydrology, flood risk and drainage, waste and energy.

### Other Documents:

- *Ermine Street Tree Planting Case Study*

