This guide provides an update of development on site and describes the latest three proposals which have been submitted to Huntingdonshire District Council for planning approval.

The Alconbury Weald Application Site comprises approximately 580 hectares and is located north-west of Huntingdon town centre in the west of Cambridgeshire within Huntingdonshire District. Within the Alconbury Weald Application Site there are 150 hectares which have been designated by Central Government as an Enterprise Zone.

In October 2014 Huntingdonshire District Council granted Outline Planning Permission for up to 5,000 new homes, up to 290,000sqm of employment floorspace, primary schools and a secondary school, transport and community facilities as well as open spaces and woodland.

The Alconbury Weald Application Site was designated as a Strategic Expansion Location within the Huntingdonshire Local Plan adopted in May 2019. This included the potential for an additional 1,500 homes with associated facilities as part of the planned development.

We hope this guide provides a helpful explanation of the plans at Alconbury Weald. Should you have any questions please contact:

**Urban&Civic**

Rebecca Britton  
Communities and Partnerships Manager  
Urban&Civic  
01480 413141 / 07739 339 889  
RBritton@urbanandcivic.com

And if you would like to contact the Council in relation to the latest planning applications:

Planning Development Control, Huntingdonshire District Council, Pathfinder House, St Mary’s Street, Huntingdon, PE29 3TN  
01480 388424  
developmentcontrol@huntingdonshire.gov.uk
Delivery to date

Since the grant of Outline Planning Permission in 2014, new homes, employment and education facilities have been constructed within the first key phase of the development.

Since 2014 detailed planning approvals have been secured within the first phase of development. So far we have delivered:

- Over 242 homes completed and a further 600 consented or under construction.
- Nearly 100,000m² of commercial space created for 16 businesses.
- Five new play areas including the Community Park.
- 111 school children at Ermine Street Church Academy.
- 5km of roads and pavements.
- 36km of drainage and water systems.
- 10km of electrical cabling and communications networks.
- 3,200 trees and nearly 26 hectares of new green space.

Subject to planning approval, the first phase of development will be expanded (shown as 20 in the plan below) to incorporate the following:

- The next 1,021 homes.
- An Education Campus including a Secondary School and Special Educational Needs school.
- A mixed use area for shops, cafes and services, and two local play areas.
- An employment space for offices and light industrial businesses.
- A 9,000m² area of green space including tree planting.
- Four miles of supporting utilities and infrastructure.

Additional applications have also been submitted to Huntingdonshire District Council to enable a new road to connect the existing on-site development with the existing A141 to the south of the site.
What are we asking for?
There have been a number of changes to local priorities since the original Outline and these applications update the plans and respond to new priorities:
• Amending post 16 education and sports provision originally planned to reflect new policies and local requirements;
• Finalising the transport infrastructure connecting the south of the site;
• Bringing forward the next area of strategic green space; and
• Responding to the need for more homes at Alconbury Weald, and bringing them forward in a strategic and supported way.

1 Section 73 Application

This application is to amend the existing Alconbury Weald Outline Planning Permission, to ‘de-designate’ part of the Grange Farm element of the site to enable this to be brought forward for new development under a separate Outline Planning Application. The ‘de-designated’ area is shaded blue on the plan below.

2 The Country Park

Submission of the Country Park proposal for over 60 hectares of open space including woodland, grassland, allotments, and sports pitches, as well as a café and sports changing rooms. This will be submitted as a new Key Phase 2 at Alconbury Weald, with detailed designs and reserved matters applications to be submitted and approved at a later date for separate elements of the Country Park.

3 Grange Farm

A new Outline Planning Application for the southern part of the Alconbury Weald site known as Grange Farm. The application is for up to 1,500 new homes, together with a new primary school, a small local centre providing a shop / community uses, and new areas of open space.
1. Amending the existing Alconbury Weald Outline Planning Permission

In technical terms this amendment is known as a Section 73 Application. This refers to that section of the Town and Country Planning Act 1990, that recognises that there should be the opportunity for applicants to seek permission to modify, update or vary existing planning applications to reflect updated circumstances.

The scope of this Section 73 Application is:

1. to allow changing priorities to be reflected in updated plans; the Grange Farm proposal to come forward and to ensure there are no overlapping Outline Planning Permissions on the same piece of land;

2. to increase the provision made for community facilities e.g. education campus, sports and health facilities – in order to meet the needs of the additional homes coming forward. This will ensure key facilities are increased appropriately and are in the right place at the right time of the development; and

3. to reflect changes made to date in the delivery of Alconbury Weald, e.g. the provision of sixth form and sports campus within the expanded Key Phase 1 rather than separately on the southern part of the site.

The Section 73 amends the Outline Parameter Plan from the 2015 original on the left, to the proposed one below right.

**Application Structure**

The principal and formal documents which have been updated as part of the Section 73 Application are as follows:

- Description of Development
- Spatial Principles
- Parameter Plan
- Design and Access Statement Principles
- Building Envelope Schedule (unchanged)
- Development Areas Schedule
- Environmental Impact Assessment Mitigants

These documents are also supported by a range of Supporting Documents set out below:

- Planning Statement
- Design and Access Statement
- Environmental Statement and Non Technical Summary
- Transport Assessment incl. Travel Plan
- Energy, Waste and Water Strategy
- Green Infrastructure Strategy
- Community Facilities Strategy
- Utilities Report

**I want to know more...**

In order to get to grips with the Section 73 Amendment application, we recommend that the reader start with the Planning Statement and Design and Access Statement. The Development Specification sets out the variations to the existing consent that are being sought. These documents give an overview of the proposals and explain the structure of the Application in more detail. The Environmental Statement Addendum 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.
2. Key Phase 2: Prestley Country Park

Prestley Country Park is one of four strategic areas of open space which, alongside other green space at Alconbury Weald, ensures the development delivers a net gain in biodiversity for the local area. Urban&Civic wish to bring forward the Country Park as the next (second) “Key Phase” of Alconbury Weald.

What will Prestley Country Park include?
The Country Park is approximately 63 hectares, a little smaller than Hinchingbrooke Country Park’s 72 hectares. The proposals have been worked through with partners including: Natural England; the Forestry Commission; Wildlife Trust and the Environment Agency, to reflect local ecological priorities for habitats and species in this area.

A series of workshops have also been held with the key local partners, and two consultation exercises with Alconbury Weald residents and local villages.

The Country Park represents an important green space for the wider area, as well as acting as a permanent buffer between the Stukeleys and Alconbury Weald.

Prestley Country Park will include:
- Protection of existing woodland, including Prestley Wood;
- Extensive woodland planting;
- Creation of meadow grasslands;
- Protection of existing ridge and furrow;
- New footpaths and walking routes;
- Community allotments;
- Children’s play facilities; and
- Sports pitches and changing rooms

Prestley Country Park will enable:
- The provision of extensive new open space for local residents to enjoy;
- Protection of historic views and open setting between the ridge and furrow and Stukeley Park to Prestley Wood;
- Protection of the open setting surrounding Prestley Wood, and management of the Prestley Wood Scheduled Ancient Monument;
- Open parkland setting providing opportunities for informal recreation, picnics and community events;
- New sports facilities for local people;
- Creation of a diverse habitat of woodland, meadows and hedgerows for wildlife; and
- The provision of extensive green separation to the Stukeleys to protect the identities of each individual community.
2. Key Phase 2: Prestley Country Park

Prestley Country Park is presented now as part of the section 73 application, to progress the proposals and open space provision at Alconbury Weald at an early opportunity and to demonstrate the relationship between Grange Farm, Alconbury Weald and existing communities in the Stukeleys.

Application Material
The application material defines the key phase through the following documents:

- Country Park Key Phase Plan Boundary
- Country Park Key Phase Definition Statement

It further explains the Country Park key phase proposals through the following additional supporting documents:

- Design Brief
- Indicative Sequencing Plan
- Archaeological Statement of Investigation
- Transport Statement
- Transport Mitigation and Travel Plan
- Delivery Plan
- Code of Construction Practice
- Water Management Strategy
- Sustainability Statement

I want to know more...
While the Country Park Key Phase Boundary and Definition Statement convey the basic location, scale and principles to be adopted in the Country Park, it is the Design Brief that begins to better express what the park could look like and how it considers and reflects the existing features of the area.
3. Grange Farm Outline Planning Application

The Grange Farm Outline Planning Application seeks planning permission for a new community of up to 1,500 homes together with a new primary school, a small local centre providing a shop/community uses, and new areas of open space.

How Have We Got Here
Since Outline Planning Permission was granted for 5,000 new homes at Alconbury Weald in 2014, Huntingdonshire District Council have adopted a new Local Plan in May 2019. This highlights the potential to accommodate significant numbers of additional homes at Alconbury Weald, up to around 6,500 in total, subject to further detailed capacity work.

The Grange Farm Outline Planning Application, now submitted, reflects this further technical work in relation to transport, water, utilities, ecology and green space, design and construction. It also reflects the consultation with partners, communities and stakeholders which has shaped the proposals. The evolution and refinement of the proposals, in light of both the technical study and consultation is described in the Design and Access Statement and Statement of Community Involvement that accompany the application.

In summary, the Grange Farm Outline Planning Application is for a new community within, and of complementary character to Alconbury Weald, comprising:

- up to 1,500 new homes (including sheltered or assisted living);
- primary school;
- local centre including retail and community facilities;
- open space and facilities for play and recreation;
- land to allow for a route for a realigned A141;
- access to the A141 and to Alconbury Weald via the southern gateway and movement network (including bus routes) approved in the Alconbury Weald permission; and
- associated demolition and groundworks and infrastructure.

The vision for Grange Farm is to create a unique setting, which is part of Alconbury Weald, but with a character and lower density of homes which reflects its location next to Prestley Country Park.
3. Grange Farm Outline Planning Application: Structure

The Outline Planning Application can be broken down into the description of the development and supporting material.

**Description of Development**
The Description of Development sets out what is being applied for, and describes the different land uses proposed and their broad allocation across the application site.

**Supporting Material**
For each core theme and subject the documents provide useful background which sets out the existing context for the proposals; the full detail of the proposals in relation to that theme, and an assessment of them in relation to the context, whether that is transport, ecology, utilities or design – see full list below.

The supporting material also sets out principles and mitigation measures or strategies to be considered and, where necessary, approved as part of any decision to grant planning permission for the proposals.

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- **Application Forms**
- **Development Specification**
- **Parameter Plan**
- **Location Plan**
- **Planning Statement**
- **Design and Access Statement**
- **Environmental Statement and Non Technical Summary**
- **Statement of Community Involvement**
- **Transport Assessment and Travel Plan**
- **Green Infrastructure Strategy**
- **Energy, Water and Waste Strategies**
- **Biodiversity Strategy and Biodiversity Impact Assessment**
- **Construction Environmental Management Plan**
- **Design Code/Guide**
- **Utilities Statement**

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**I want to know more...**
In order to get to grips with the Grange Farm Outline Planning Application we recommend that the reader start with the Planning Statement and 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 various documents that form the Outline Application for Grange Farm are described briefly below to help navigate the material.

The application is a series of long documents, which will all be available on the Planning Portal for you to read through and comment on. We know some of these documents are hard to read through the portal and therefore hard copies will be available for perusal in the Club building. If you would like to discuss additional access to any specific documents then please talk to Rebecca at Urban&Civic on the contact details overleaf.

<table>
<thead>
<tr>
<th>Document</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>Location Plan</td>
<td>Shows the land subject to the Outline Application (OA) in red and other land in U&amp;C’s ownership in blue.</td>
</tr>
<tr>
<td>Topographical Plan</td>
<td>Sets out the heights and gradients of the land subject to the OA.</td>
</tr>
<tr>
<td>Parameter Plan</td>
<td>The key plan which underpins the OA by setting broad parameters for the proposed development and the arrangement of uses across the site.</td>
</tr>
<tr>
<td>Development Specification including: Description of Development and Spatial Principles</td>
<td>Describes the development proposed by the OA and the key principles which will establish the location of uses relative to each other.</td>
</tr>
<tr>
<td>Planning Statement</td>
<td>Provides an overview of the site, relevant history, planning policy and the development proposals as well as evaluating these proposals in light of national and local policy. Includes preliminary heads of terms of a legal agreement to secure elements of the proposals.</td>
</tr>
<tr>
<td>Design and Access Statement including the Design and Access Principles</td>
<td>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 the other documents described.</td>
</tr>
<tr>
<td>Environmental Statement including in Chapter 2 Schedule of proposed Environmental Impact Assessment Mitigation Measures</td>
<td>Identifies and assesses the impacts of the OA on the environment and explains how these impacts can be mitigated including: socioeconomics, 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.</td>
</tr>
<tr>
<td>Environmental Statement – Non-Technical Summary</td>
<td>A simplified version of the Environmental Statement to provide broader access to the information.</td>
</tr>
<tr>
<td>Statement of Community Involvement</td>
<td>Describes the approach taken to consultation and how the OA evolved as a result of that consultation.</td>
</tr>
<tr>
<td>Transport Assessment including Travel Plan</td>
<td>Assesses the impact of the OA on the local and strategic transport network and identification of appropriate strategies and mitigations.</td>
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<tr>
<td>Green Infrastructure Strategy</td>
<td>Explains all aspects of green infrastructure incorporated within the OA and how these will be delivered.</td>
</tr>
<tr>
<td>Energy, Water and Waste and Strategy including Surface and Foul Water Strategy</td>
<td>Presents the opportunities and mechanisms to create a low carbon development via the OA. Includes Flood Risk Assessment.</td>
</tr>
<tr>
<td>Biodiversity Strategy and Biodiversity Impact Assessment</td>
<td>Presents the opportunities and strategy for delivering biodiversity enhancements and gains as part of the proposals.</td>
</tr>
<tr>
<td>Construction Environmental Management Plan</td>
<td>Strategy for managing the impacts of the construction phases of the development, for instance in relation to dust, noise, construction traffic and pollution.</td>
</tr>
<tr>
<td>Design Code/Guide</td>
<td>Provides further detail in relation to the design of the proposals and to be adhered to in the next more detailed design phases of the proposals.</td>
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<tr>
<td>Utilities Report</td>
<td>Describes the existing utility apparatus on and around the site and the new utility supplies required by the OA.</td>
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</table>
What Happens Next?

The planning submissions will be reviewed and tested by key stakeholders who will make representations to Huntingdonshire District Council. Huntingdonshire District Council will also invite your formal comments on the planning submissions and, as with our consultation to date, we would encourage you to have your say through the portal or at other consultation events they lead.

To do so, please visit www.huntingdonshire.gov.uk/alconburyweald

Huntingdonshire District Council is then charged with making the formal decision as to whether to approve the three planning submissions. If they do so they will impose conditions, which the developer is legally bound to deliver and enter into a legal agreement called a Section 106 (S106) to ensure the delivery of infrastructure, facilities and funding.

Approval of the three planning submissions 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 Country Park Key Phase and Grange Farm Outline Application. Only when these are submitted and approved can building work start and implementation begin.

If you would like to discuss any of the applications further with the team, please contact:

**Rebecca Britton**  
Communities and Partnerships Manager  
Urban&Civic  
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RBritton@urbanandcivic.com

To book time to look through a hard copy of the full applications please contact Reception at the Club on 01480 413141 or email alconbury@urbanandcivic.com