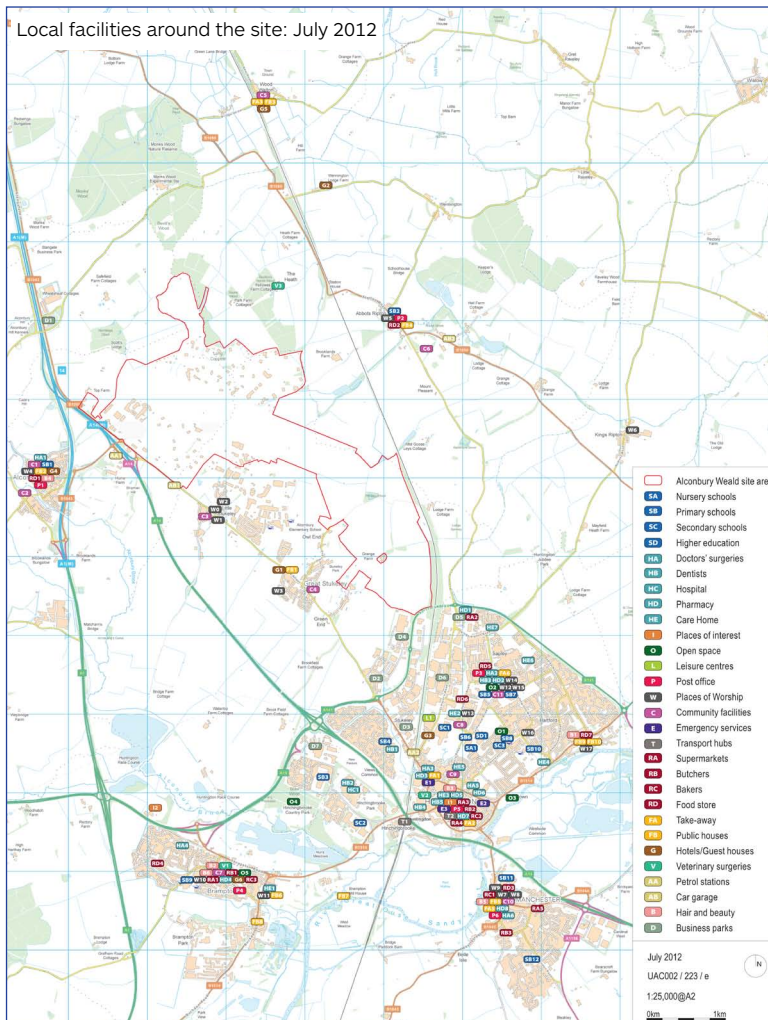


Community

One of Alconbury Weald’s guiding principles has always been to create a sense of place, and this has been reinforced in discussions with local partners, local communities and local businesses.

To ensure a successful and sustainable community across the 1420 acres of Alconbury Weald – which provides for the day-to-day needs of both employees and residents on the site and new and existing communities locally – the development will deliver a range of community facilities and land uses.

These uses, together with the newly accessible open spaces, woodland and heritage assets on site should contribute to the integration of Alconbury Weald within the existing local community and promote a close relationship with both Huntingdon and the surrounding villages.



At Outline Application stage – where the discussions are about the principle and scale of development on site – a lot of detail has yet to be worked out with local service providers and local authorities. Innovative options exist as to how the community can become involved in the provision of these facilities and there are a number of suggestions in the application material. The community principles which underpin the Outline Application remain:

Being part of the Huntingdonshire community

One of the reasons we’ve spent time talking with local partners and communities and getting involved in local issues is to understand what’s already out there. Understanding what facilities exist in the local area – whether they are over-run or in need of additional custom – helps us understand which facilities need to be on site and which facilities Alconbury Weald can help to support.

For example, we believe that the development of Alconbury Weald should support Huntingdon’s retail offer rather than draw people away from the town. As such, we have expressly limited the amount of retail we have applied for and sought to deliver strong links into the town centre. Similarly we know that providing three primary schools on site will not only support Alconbury Weald’s population, but also provide parents in Great and Little Stukeley more local and walkable choice for their children.

continued



Providing facilities and services on site

We know that with 5,000 homes, over 3m sq ft of employment space, aspirations to create a high quality development attractive to local families and international businesses, we need to deliver significant and sustainable healthcare services – such as GPs and dentists – as well as local schools, policing, libraries, faith and community space, sports and play areas. We're working with local authorities and health partners on an agreed approach to provide flexible services, in high quality space, at the right time over the 20 year build out of the development.

The scale of the site and the mix of business and residential use makes it a great place for sport and community space – both in new buildings and within some of the existing hangars and open space. We are in active dialogue with a range of local groups to develop these options on a temporary and long term basis.



As part of the Outline Application we have applied for:

- 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).

Supporting active citizens

We also know that communities and their facilities survive and thrive due to the commitment and passion of people. There are many examples of this happening around Alconbury Weald at the moment and we are proud to support such initiatives. We are looking at a range of options to ensure long term sustainable use of community spaces as well as involving the new and existing communities to establish a real sense of ownership in what comes forward. From allotments and community orchards, to community trusts and volunteer timebanks: we want to create the infrastructure which will bring together businesses from the Enterprise Zone and third sector groups to forge a shared sense of community.



Key Documents:

Outline Planning Application:

- *Development Specification* – spatial principles SP1 to SP4, SP8, SP13 to SP14 and SP18
- *Parameter Plan* – identification of development areas, schools, local facilities, green space etc.
- *Design and Access Statement* – review of community issues and key principles in terms of design
- *Green Infrastructure Strategy* – integrated analysis of the different elements of green infrastructure across Alconbury Weald
- *Retail Impact Assessment* – review of the existing and proposed retail provision in the area and on Alconbury Weald
- *Community Facilities Strategy* – identification of proposed community facilities on site and methods of managing these long term.
- *Energy Waste and Water Strategy* – explanation of the low carbon approach
- *Environmental Statement* – assessment of impacts and mitigants for factors such as socio economics, landscape and visual effects, ecology and nature conservation, trees and woodland, hydrology, flood risk and drainage, waste and energy.

