

# Homes and Living

We know that people don't buy houses, they buy homes which are part of communities. We have therefore been talking to local communities about the sort of homes that would be right for the area, as well as analysing market trends and the existing housing offer.



Within the Outline Application we have applied for 5000 homes which we believe will be delivered over 20 years. The Outline Application establishes the parameters for a housing mix and layout which will make Alconbury Weald an attractive place to live.

Key concepts such as walkable neighbourhoods, crime prevention, good placemaking and low carbon living have been embedded from the outset to deliver homes for individuals, couples and families at all stages of life.

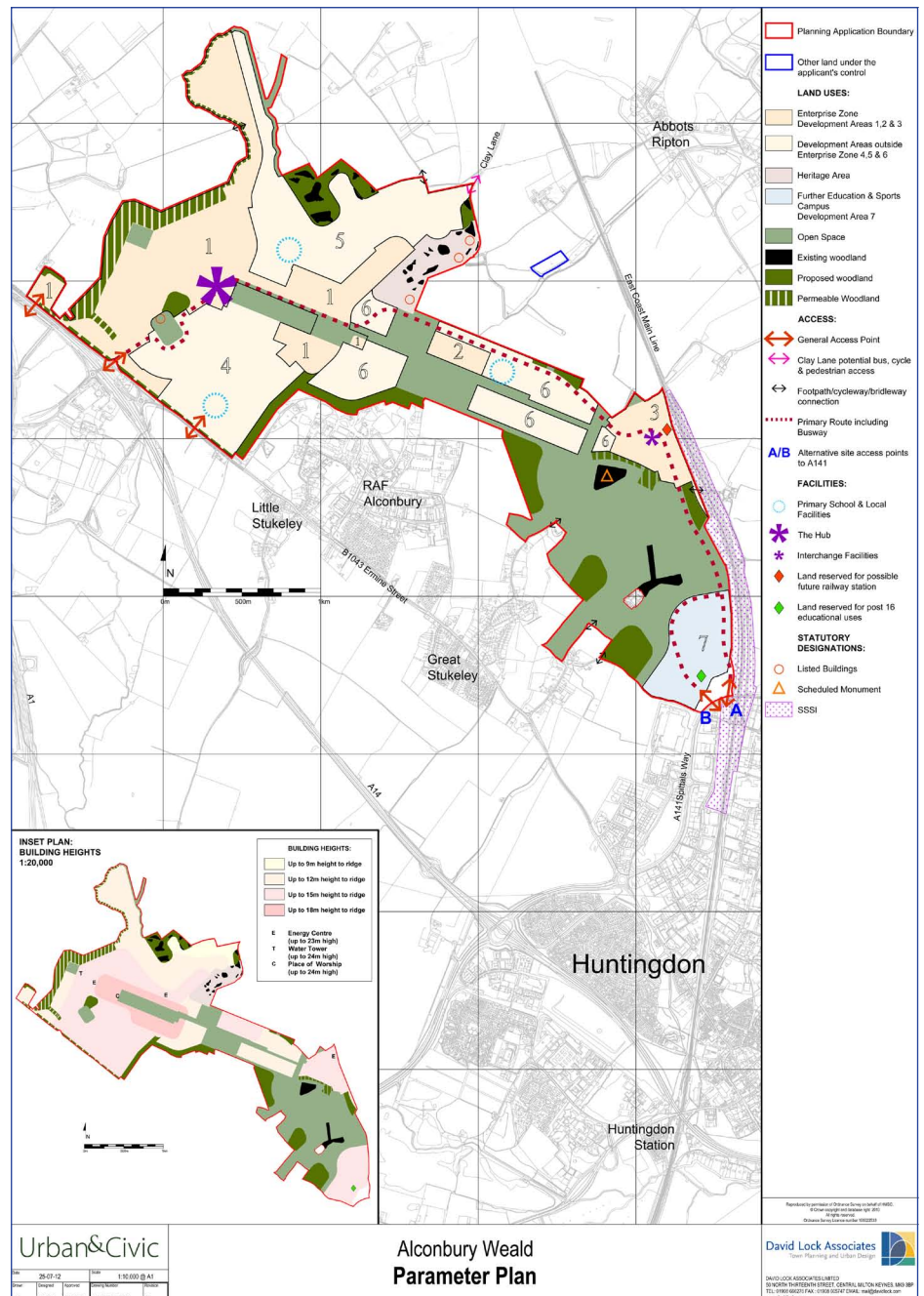


During the Design Enquiry we identified a particular desire for more family sized housing. We have reflected this in the predominance of medium to lower densities across the site which extend right down to 10 and 20 dwellings per hectare towards the edges of the site.

At the other end of the spectrum, around 10% of the total housing will be apartments designed to suit smaller household sizes (both young and old). These apartments will be located in the higher density areas close to local amenities and transport interchanges.

In all cases, homes will promote the opportunity for home-working and be designed to accommodate home-working spaces and be connected to superfast broadband.

The Parameter Plan (right) establishes the broad location for housing across the site (development areas 4, 5 and 6) and identifies that each development area will be served by its own primary school and local facilities.



The Spatial Principles also establish that as Alconbury Weald is developed homes will be delivered amongst play areas, open space, allotments and with community facilities, schools, local shops and public transport in easy reach.

The quantum and location of different tenures of housing has yet to be agreed with Huntingdonshire District Council and will be established as part of any planning permission. All types of housing will be provided on the site ranging from affordable homes, to private sale and from self build plots to homes to rent.

Our ambition is for the residents of Alconbury Weald to enjoy:

- **A living environment:** homes set in green spaces featuring community allotments, orchards, woodland, playing fields and playgrounds
- **High quality design:** from the first to the last brick and across all sizes and tenures, Alconbury Weald will deliver high quality homes: with a team of architects working to a design code ensuring complimentary approaches but different styles across the site.



- **Low carbon lifestyles:** an infrastructure of energy, waste and water solutions across the site, supporting housing with built in low carbon facilities will make it easy for residents to lead low impact lives: from rain harvesting and grey water systems, to cutting edge waste recycling systems and cycle stores.
- **Being at the heart of a community:** from working, living, learning and leisure, the scale of the site and planned phasing of delivery will support a community from the early residents to the last, and through working with the surrounding villages in the development of the site, Alconbury Weald will be stitched into the surrounding area.



## Key Documents:

Outline Planning Application:

- *Development Specification* – spatial principles SP1 to SP4, SP7 to SP8, SP13 to SP14 and SP19
- *Parameter Plan* – identification of development areas, schools, local facilities, green space etc.
- *Design and Access Statement* – review of residential issues and key principles in terms of design
- *Green Infrastructure Strategy* – integrated analysis of the different elements of green infrastructure across Alconbury Weald
- *Economic Development Strategy* – assessment of the economic impacts of delivering housing at 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.

