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Alconbury Weald

Planning Application Reference 1201158OUT
Submission of Additional Information for Consultation



B) Updated Development Specification

Alconbury Weald Outline Application –Development Specification Update

The Updated Development Specification sets out those elements of the Proposed Development that form the basis of the formal Outline Planning Application (OPA) and its supporting EIA taking account of the consultation responses received on the application and the subsequent amendments to the Parameter Plan. Amendments to the original Development Specification are set out in red and omissions with [...]. The Proposed Development will not extend beyond the parameters identified below. Planning conditions will be employed to ensure that the Proposed Development and subsequent Reserved Matters approvals will be implemented in substantial conformity with the parameters identified.

A. DESCRIPTION OF DEVELOPMENT

A.1 All Matters (Access, Appearance, Landscaping, Layout and Scale) are reserved for future determination. This application seeks Outline Planning Permission only for:

- Up to 290,000 sq m of B class employment floorspace (Class B1, B2 and *Sui Generis* with ancillary B8 uses) to include: B1a Office 30,000 sq m (10%); B1b R&D 70,000 sq m (25%); B1c Light Industry 70,000 sq m (25%); B2 General Industry and *Sui Generis* Materials Recovery Demonstration Centre 111,000 sq m (37%); and *Sui Generis* Data Storage 9,000 sq m (3%)
- Up to 5,000 dwellings including uses in Class C3 including up to 400 units of sheltered / extra care accommodation in Class C2
- Up to 7,000 sq m of retail uses (Class A1/A2/A3/A4/A5) of which the largest store will be not more than 1,500 sq m gross floorspace
- Three Primary Schools incorporating pre-school provision (Class D1) at not more than 4,000 sq m per school (up to 12,000 sq m in total)
- Secondary School with eight forms of entry (Class D1) with floorspace of no more than 13,500 sq m
- Land reserved for post-16 educational uses

- 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 of 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)
- Up to 400 sq m of sports club Clubhouse and Changing Rooms (Class D2)
- Up to 200 sq m of Crèche uses (Class D1)
- Reserve sites for railway station and associated interchange, rail turnback and associated car parking
- Retention of all Listed Buildings including identification of Heritage Area, preservation and appropriate management of Prestley Wood Scheduled Monument and preservation and re-use of associated historic artefacts where appropriate and provision of interpretation features
- Open spaces and Landscaping (including parks, play areas, playing fields, multi-use games areas, weather protected structures, skateboard park, public art, all weather pitches and associated floodlighting, woodlands, wildlife habitat areas including SSSI compensatory habitat, managed grassland, allotments, community orchards, green wedge along the edge of the existing Stukeley villages, reinstated hedgerows, formal/informal open space, ancillary maintenance sheds and pavilions and associated lighting)

- Access roads including access points to B1090/B1043 Ermine Street and A141 Spittals Way and bus only access to Clay Lane with associated street lighting and street furniture
- Pedestrian, cycle, vehicle and bus routes including plazas, dedicated busway and bus stops with associated street lighting and street furniture
- Vehicular and cycle parking including electric vehicle charging points
- Up to 3 Energy Centres up to 1,000 sq m each (sui generis) with one energy centre storage area of up to 0.4 hectares
- Community Waste Management Facility/ies (sui generis)
- Provision and/or upgrade/diversion of services including water, sewerage, telecommunications, electricity and gas and related service media, renewable energy infrastructure including Combined Heat and Power Networks and apparatus including a water tower, pumping stations, substations and pressure regulators
- Drainage works including a Waste Water Treatment Works, Sustainable Urban Drainage Systems and ground and surface water attenuation features
- Demolition of all existing buildings except for listed buildings and all buildings within the Heritage Area
- Associated ground works
- Boundary treatments including construction hoardings

A.2 Land is reserved adjacent to the East Coast Main Line railway for a potential future railway station to be provided. The station is the subject of ongoing study with Network Rail in the context of broader improvements to the East Coast Mainline and accordingly is not included in this OPA, or

taken into account in any of the assessments supporting the application including the EIA. Likewise this OPA does not rely on the station being present in any way.

- A.3 All parameters and assessments take account of the impacts and reflect the design of the permitted Enterprise Zone Enabling Development (including gatehouses) (reference 11/02094/FUL), but assess further works to the Boulevard Gateway access over and above the permitted scheme to provide additional highway capacity as envisaged in the documentation supporting this application.
- A.4 All parameters and assessments also take account of the impacts and reflect the design of the **approved** Incubator Unit (Ref. No. 12/01363/FUL) and associated parking and access within the Enterprise Zone, together with the **approved reuse of two existing buildings for a Materials Recovery Demonstration Centre (Ref. No. H05012/12/CW).**

B. DEVELOPMENT AREA SCHEDULE

B.1 In order to maintain flexibility within the Proposed Development, the proposed land uses are expressed in the form of seven Development Areas (DAs) shown on the Parameter Plan. The DAs as defined illustrate the proposed scale and location of land uses only and do not determine the precise form and disposition of individual land uses within the DAs, nor their phasing. The ranges for land uses within the Development Area Schedule are subject to the overriding maxima for each individual land use set out in the overarching Description of Development above.

			Non - Residential Floorspace		Dwellings	
			minimum (sq m)	maximum (sq m)	Minimum	Maximum
		Use Class				
DA1	Employment	B1/B2 + ancillary B8/sui generis	221000	269000		
<i>Inc</i>	<i>Incubator Unit</i>	<i>B1/B2</i>	1447	1447		
<i>Inc</i>	<i>Materials Recovery Demonstrator Centre</i>	<i>Sui Generis</i>	406	406		
	The Hub	A1/A2/A3/A4/A5	4000	5000		
	Community Facilities	B1 Flexible Workspace	1100	1300		
		D1 Health Centre	1500	1500		
		D2 Fitness Centre	1800	2200		
		D1 Place of Worship	1500	1500		
		B1 Police Room	400	400		
		D1 Community Buildings x 2 @ circa 1,000 sq m each	2000	2000		
		D1 Library	400	400		
		D1 Dentist	200	200		
		D1 Crèche	200	200		
		D1 Heritage Archive	200	200		
	Residential				890	1080
	Retained gatehouses					
	Energy Centres (up to 2)			2000		
	Retained Watch Office					
	Water Tower					
	Waste Water Treatment Works	Location option A				
	Energy Centre storage area	0.4 ha				

	Use Class		Non - Residential Floorspace		Dwellings	
			minimum (sq m)	maximum (sq m)	Minimum	Maximum
	Open Space Uses (incl. weather protected structures)					
DA2	Employment	B1/B2	13400	16400		
	Open Space Uses					
DA3	Employment	B1/B2	19000	23000		
	The Interchange	A1/A2/A3/A4/A5	1500	1800		
	Energy Centre			1000		
	Waste Water Treatment Works	Location option B				
	Transport Interchange Reserve					
	Residential				192	234
	Open Space Uses					
DA4	Residential				1335	1632
	Retail	A1/A2/A3/A4/A5	180	220		
	Community Buildings	D1	400	400		
	Primary School	D1	4000	4000		
	Open Space Uses					
DA5	Residential				956	1168
	Retail	A1/A2/A3/A4/A5	180	220		
	Primary School	D1	4000	4000		
	Open Space Uses					
DA6	Residential				1139	1391
	Retail	A1/A2/A3/A4/A5	200	300		
	Sports Pavilion /Community Building	D1 Community Buildings	1200	1200		
	Primary School	D1	4000	4000		
	Secondary School ¹	D1	13500	13500		
	Open Space Uses					

¹ The Secondary School will be located in the part of DA6 shown on the Parameter Plan.

			Non - Residential Floorspace		Dwellings	
		Use Class	minimum (sq m)	maximum (sq m)	Minimum	Maximum
DA7	Clubhouse/changing rooms	D2	400	400		
	Open Space Uses					
	Reserve land for post 16 educational uses					

C. BUILDING ENVELOPE SCHEDULE

C.1 The scale of any individual building in terms of its width, length and height is controlled by the Building Envelope Schedule. The lengths relate to single frontages and do not take account of any frontage returns around a corner.

Outline Planning Application for Strategic Employment and up to 5,000 dwellings and Related Development			
Land Use	Building Width / Depth Range	Building Frontage Length Range	Building Height Range (1)
Employment	8m - 120m	10m – 160m	6m - 18m
Residential / Extra Care Accommodation	5m - 20m	5m - 100m	3m - 18m
Retail	5m - 20m	5m - 100m	6m - 18m
Primary School and Preschool	8m - 100m	15m – 100m	4m – 15m
Secondary School	10m - 100m	20m – 150m	4m – 15m
Health Centre	8m - 100m	15m – 100m	4m – 15m
Dentist	5m - 20m	5m - 50m	6m - 18m
Library	10m – 50m	10m – 50m	6m – 18m
Police Room	10m – 50m	10m – 50m	6m – 18m
Place of Worship	10m – 100m	10m – 100m	6m – 24m
Community Buildings	10m – 50m	10m – 50m	6m – 18m
Fitness Centre	10m – 100m	10m-100m	6m – 18m
Crèche Uses	10m – 50m	10m – 50m	6m – 18m
Energy Centres	8m - 50m	15m - 50m	4m – 23m
Community Waste Management Facility/ies	3m - 10m	5m - 15m	3m – 6m
Water Tower	10m – 50m	10m – 50m	6m – 24m
Waste Water Treatment Works	10m – 50m	10m – 50m	6m – 15m
Pumping Stations/Substations	5m – 20m	5m – 20m	3m – 6m
Pavilions/Clubhouses/Maintenance Stores	3m – 40m	3m – 40m	3m – 15m
Note 1: All heights specified are to ridge level, but where flat roof are used heights exclude any roof mounted plant or lift rooms			

D. SPATIAL PRINCIPLES

Set out below are the key Spatial Principles that have been established for this outline planning application that should be read in parallel with the Parameter Plan. Reserved Matters applications and detailed design codes for each phase will be brought forward in accordance with these spatial principles. For convenience these have been set out relative to the various chapters of the Environmental Statement and are numbered SP1, SP2 etc consecutively.

Community Facilities

- SP1 The majority of community facilities will be located in the Hub to include a **Health Centre**, Dentist, Place of Worship, Library, Heritage Archive, Community Centre, Gym, Creche and Police Room.
- SP2 Sheltered/extra care accommodation will be within 800m of retail provision, a health centre and at least 1 public transport stop.
- SP3 Community Centres in Development Areas DA4 and DA6 will be co-located with **a** school or local retail provision.
- SP4 All new retail on site outside the Hub and the Interchange will be within easy walking distance (400m) of at least 1 public transport stop.

Landscape & Trees

- SP5 The Parameter Plan identifies Strategic Landscape in four categories as part of an interlinked network of green infrastructure:
- Open Space – this includes a range of open space 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 – there are a number of areas of existing woodland within the site boundary that will be retained **and appropriately managed** as part of the proposed development, including the Prestley Wood Scheduled Monument.
 - Proposed Woodland – areas of proposed woodland which will comprise 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.

SP6 Strategic Open Spaces will include:

- Watch Office and Briefing Room Cricket Pitch – located between Development Area 1 and Development Area 4 close to the Boulevard Gateway Access to the B1090/B1043 Ermine Street
- The Campus Park – located between Development Areas 1, 4 and 6 adjacent to the Hub.
- Central Park/Sports Hub – located centrally between Development Areas 2 and 6.
- Southern Peninsula – ‘parkland’ area located to the south of Development Areas 3 and 6 incorporating the Prestley Wood Scheduled Monument and incorporating a green wedge along the edge of the existing Stukeley villages.

SP7 The Development Areas will incorporate further publicly usable open space over and above the Strategic Open Space identified in SP6 above.

SP8 Within the overall open space provision (i.e. within SP6 and SP7) the following principles will be applied:

- All built development will be within 300m access to Strategic Open Space or open space within Development Areas and within 800m of either an equipped play area or natural play opportunity and with access to pedestrian and cycle routes.
- At least 1.61ha of land per 1,000 population will be provided for [...] outdoor sports facilities, at least 50% of which will be available for community use.
- 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 Ha of new woodland including over 500,000 new trees.
- The Primary Route will incorporate planting of street trees along its length.
- New allotment and community orchards will be provided at a minimum of 0.32 Ha per 1,000 population.
- There will be a minimum of 2 metres unplanted offset to the boundaries with RAF Alconbury.
- At least 2.12ha of land per 1,000 population will be provided for usable, informal green space and play facilities incorporating 0.8ha of land for play facilities per 1,000 population.
- No development is proposed within the areas identified as Open Space, Existing Woodland and Proposed Woodland other than relevant facilities ancillary to the function of that Open Space.
- The boundaries to Development Areas along the central Open Space will address its function as reflecting the alignment and scale of the former runway

Ecology & Nature Conservation

- SP9 The SSSI **and any compensatory land** will be buffered by a minimum of 10 metres of undeveloped land along its entire length. This open area will be managed to allow habitat development in keeping with the designated feature (i.e. predominately grassland).
- SP10 Where appropriate, grassland features of higher botanical interest (e.g. large managed grassland areas between the main runway and associated taxiways) will be retained and incorporated into the proposed Open Space areas.
- SP11 A buffer of undeveloped land, not less than 5m from the crown of any tree **within Hill Wood and Long Coppice Wood to the north of the site**, will ensure that no development will directly abut the County Wildlife Sites [...].

Heritage

- SP12 The following spatial principles are relevant to the designated Heritage Assets on the site and their settings:
- The Heritage Area provides for the retention of the Grade II* listed Hardened Aircraft Shelters and Grade II* listed Avionics Building and their settings. All buildings within this Heritage Area will be retained and maintained in interim employment uses under the existing temporary planning permission (reference 1000739573).
 - The Grade II listed Watch Office and Briefing Room is retained and open space will be provided to enhance its setting. Subsequent detailed planning and listed building consent applications will propose a use.
 - Prestley Wood is to be retained **and appropriately managed**. Woodland planting proximate to Prestley Wood will provide a buffer from nearby development associated with Development Area 3 to protect its setting.

Transport

SP13 The main public transport interchanges will be located at:

- The Hub as part of the mixed use centre; and
- The Interchange (identified as Interchange Facilities on the Parameter Plan).

Public transport provision will be incorporated within Development Areas to ensure that at least 70% of homes are within easy walking distance (400m) of at least 1 public transport stop.

SP14 The concept of walkable neighbourhoods is facilitated by the following:

- At least 80% of homes will be within 800m of schools, retail provision and cultural or social activities.
- Traffic Management will include limiting speeds on site to 30mph/20mph with the exception of the dedicated busway as shown on the Parameter Plan.
- Footpath/cycleway/bridleway connections will link in with the existing footpath and bridleway network around the site and the historic Public Rights Of Way.

Hydrology, Flood Risk & Drainage

SP15 A new water management system will manage surface water run-off to retain water, potentially for use on the site. Sustainable Urban Drainage provision will include:

- Swales where appropriate to run parallel to the Primary Route to accept run-off and to filter water before discharging into attenuation basins or watercourses.
- As part of the landscape strategy, attenuation ponds, rills, channels and other water management features will be incorporated into the landscape framework across the site taking account of maintaining flows to existing outflow points around the site.

Lighting

- SP16 An appropriate lighting scheme will be deployed within Development Areas 3, 5 and 7 and on the Primary Route to ensure that light throw to the SSSI and the adjacent County Wildlife Site is minimised, in consideration of ecology and particularly bats and night feeding birds
- SP17 External lighting for large span playing fields in or adjacent to Development Areas 6 and 7 will be designed to limit direct light illumination spill and glare obtrusions towards both local and more distant sensitive receptors.

Waste

- SP18 A community bring site for recycling will be provided as part of retail provision in the Hub.

Noise & Air Quality

- SP19 Uses which form sensitive receptors in the context of noise and air quality will not be located immediately adjacent to uses which are characterised by these types of emissions. In particular:
- Location of proximate activities to the East Coast Main Line railway and the B1090/B1043 Ermine Street will be orientated and the layout designed to minimise impacts associated with noise.
 - No residential or educational uses will be located immediately adjacent to B2 – General Industrial uses within Development Areas.
 - Any possible Energy Centre storage area or Waste Water Treatment Works will be located so as not to be immediately adjacent to any residential or education uses.

Energy

- SP20 Community and micro generation of energy will take place within Development Areas and will be located to avoid impacts on sensitive receptors.

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