

DEVELOPMENT MANAGEMENT COMMITTEE 20th NOVEMBER 2023

Case No: 23/80349/COND
Proposal: Discharge of condition 10 (Key Phase 2 Framework) for 1201158OUT
Location: Alconbury Airfield, Ermine Street, Little Stukeley, PE28 4WX
Applicant: Mr Joe Dawson - Urban&Civic
Grid Ref: (E) 519713 (N) 276509
Date of Registration: 24th August 2023
Parish: The Stukeleys

RECOMMENDATION –

Delegated powers to APPROVE the Design Brief in accordance with condition 10(a) subject to amendments that address minor outstanding comments and subject to Officer support of parts (b) to (i) of condition 10.

This application is referred to the Development Management Committee (DMC) at the request of the Chief Planning Officer to seek approval of the Design Brief in accordance with condition 10(a) of the outline consent and its subsequent use as a material consideration in the determination of reserved matters applications.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This site relates to an area of Alconbury Weald, which has outline consent under application ref. 1201158OUT (as amended by application ref. 22/00754/NMA) and was subject to a S106 agreement and various planning conditions, allocated within the Development Plan under policy SEL1.1. Development at Alconbury Weald is subject to site wide parameter plans (approved as part of the outline consent and Non-Material Amendment) that set the overall framework of the development.
- 1.2 The area within and surrounding this part of Alconbury Weald largely comprises agricultural land with clusters of trees at Prestley Wood, and a central area to the wider Grange Farm site, known as ‘the propeller’, all of which are covered by Tree Preservation Order (TPO). The Prestley Wood TPO runs concurrently with a Schedule Monument (SM), a moated site in Prestley Wood. To east of the site, running alongside the rail line is a Site of Special Scientific Interest (SSSI), the Great Stukeley Railway Cutting. There are 3no. Public Rights of Way (PROWs) that run through the site. Footpath 230/24 runs northwards, and terminates at the edge of the former RAF runway. Bridleway 230/10 and Footpath 230/11 run east-west across the site, crossing the rail line.

- 1.3 Development at Alconbury Weald follows a 3-tiered approach with the outline consent and associated documents forming Tier 1, subsequent 'Key Phases' as Tier 2 and then the detailed elements falling under reserved matters are known as Tier 3. The S106 Agreement secures a number of elements of the permission and includes the definition and delivery of 4no. Strategic Green Spaces across the site, which includes this Country Park.
- 1.4 Condition 10, as a whole, is set out below. For the avoidance of doubt, only part a) of the condition is referred to members. All other matters remain to be delegated to officers for determination.

Key Phase Framework

Following approval of the definition of the Key Phase, and prior to the submission of the first Reserved Matters within the Defined Key Phase (other than any already submitted/approved as a reserved matter outside a Key Phase under condition no.15 below) the following shall be submitted to and approved in writing by the Local Planning Authority, in relation to the Defined Key Phase, where required;

- a) A Design Code or Design Brief, in accordance with the scope agreed.
- b) An indicative sequencing plan to set out how reserved matters applications within the Key Phase may be brought forward.
- c) A written scheme of archaeological investigation. This shall include a programme of archaeological works including (i) details of fieldwork; (ii) post excavation assessment; and (iii) post excavation analysis including preparation of site archive ready for deposition at a store approved by the Local Planning Authority; completion of an archive report; and the submission of a publication report. Implementation of the archaeological works shall proceed in accordance with the approved scheme.
- d) Where the material approved under condition No.9 proposes that a School be provided within the Key Phase or within the timescale of the Key Phase Delivery Plan, a plan identifying the site(s) and access arrangements.
- e) A Key Phase Transport Assessment adopting the scope agreed under condition No.9f above. This shall demonstrate that the level of transport movements likely to be generated by the quantum of development approved under condition No.9b, which, taking account of other Key Phases already defined (including the indicative Phase 1 assessed as part of the Transport Assessment submitted with the outline application), the progress of the development, monitoring of transport movements and existing and anticipated capacity on the highway network, and applying any proposed mitigation measures, is unlikely to give rise to a severe effect on the highway network.
- f) As identified in the Key Phase Transport Assessment; (i) a transport mitigation scheme comprising measures proposed with proposals for trigger events for the delivery of the measures (including any proposals for the periodic review of such measures) and (ii) a package of Key Phase Travel Plan measures in accordance with the Framework Travel Plan; and (iii) a package of traffic monitoring and surveys for the Key Phase.
- g) A Delivery Plan taking account of performance to date (including the discharge of obligations in respect of Reserved Matters Area Advanced Outside a Key Phase which lie within or adjoin the Defined Key Phase) setting out the proposed delivery programme in relation to each of the following as may be proposed within the Key Phase;
 - i. Any School(s) (and, if appropriate, any temporary provision) stating the likely programme for the offer of the school site and

payments (as appropriate) as required by the Section 10 agreement and based on the school delivery programme (phase, if appropriate) for the relevant School within the Section 106 agreement

ii. In order that the open space principles as defined in the Section 106 agreement are satisfied, strategic open space (including outdoor sports provision) stating the delivery programme for the relevant space which shall provide for the opening for use of the of the relevant space by the relevant backstop dates for provision, as set out in the Section 106 agreement.

iii. In order that the open space principles as defined in the Section 106 agreement are satisfied, any mega play space (including detailed design and full details of all adventure play and equipment areas, including surfacing materials).

iv. In order that the open space principles as defined in the Section 106 agreement are satisfied, any other open space or outdoor sports (and, if appropriate, any temporary provision) stating the delivery programme in order to meet the requirements of condition No.4 in relation to the Spatial Principles.

v. Any community and sports facilities (and, if appropriate, any temporary provision) stating the delivery programme with proposals for milestones within the Key Phase in order to meet the requirements of condition No.4 in relation to the Spatial Principles and to meet delivery events for the library and health facilities as set out in the Section 106 agreement.

vi. Any Early Years provision, to be promoted in accordance with the provisions of the Section 106 agreement.

vii. Primary services and drainage infrastructure including SuDS and water management infrastructure.

h) Supplements to the Site Wide Strategies to address any phase specific requirements, not other address in the Design Code/Design Brief, and as required.

i) A Sustainability Statement setting out the sustainability targets for the phase of development in terms of energy, waste and water and drainage.

- 1.5 The submission of a Design Code or Design Brief is required by condition 10 of the outline permission to be submitted and approved prior to the commencement of each phase of the development, amongst other requirements. This forms part of a two-stage approach, in which a definition of the Key Phase must first be submitted and approved that sets the parameters for the phase, including the quantum of development needed and the timing of infrastructure requirements; the requirement for this is set out by condition 9 of the outline consent. The definition for this Key Phase, (Key Phase 2 (KP2)) was approved under application ref. 22/80383/COND and incorporates the land uses shown in the following table.

Land Use	Sub-Type	Quantum
Community, Health, Leisure (D1, D2) & Retail (A1-A5)	Café/shop/cycle hire Sports Building Country Park satellite building/visitor centre/ancillary office space	Up to 200m ² plus up to 200m ² of ancillary maintenance and storage space

	Associated Car Parking	
	Ancillary maintenance and storage space for the country park	
Open Space – Total of 62.78ha		
Formal Open Space	Formal Sport	Up to 5.43 ha
	LEAP	1
Informal Open Space	Woodland	Up to 18.94ha (proposed) & 1.79ha (existing)
	Permeable Woodland	Up to 3.78ha
	Meadow Grassland	Up to 15.93ha
	Amenity Grassland	Up to 8.17ha
	Orchard	Up to 0.7ha
	Community Allotments	1.73ha (existing)
	Ridge and Furrow	6.12ha (existing)

- 1.6 This application seeks approval for the Framework that forms KP2, which comprises part of the Country Park (as referred to by the applicants, and referred to as the “Southern Peninsula” in the outline S106) and its associated development. The Design Brief is large document containing 137 pages. It is available to view on the Council’s Public Access website under reference 23/80349/COND at the link below. Plans attached to this agenda item relate to a limited number of pages within the Design Brief, and the Regulatory Plan.

Public Access - <https://publicaccess.huntingdonshire.gov.uk/online-applications/>

What is a Design Brief/Code?

- 1.7 Design Briefs and Design Codes are a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the brief should be proportionate and build upon a design vision, such as a masterplan or other design and development framework for a site or area. Their content should also be informed by the 10 characteristics of good places set out in the National Design Guide. (PPG Paragraph: 001 Reference ID: 26-001-20191001). These 10 characteristics are:-
- Context – enhances the surroundings;
 - Identity – attractive and distinctive;
 - Built form – a coherent pattern of development;
 - Movement – accessible and easy to move around;
 - Nature – enhanced and optimised;
 - Public spaces – safe, social and inclusive;
 - Uses – mixed and integrated;
 - Homes and buildings – functional, healthy and substantiable;
 - Resources – efficient and resilient;
 - Lifespan – made to last.
- 1.8 Paragraph 129 of NPPF 2023 states that “Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code.”

- 1.9 The aim of a Design Brief is to provide clarity over what constitutes acceptable design quality for a particular site or area; Design Briefs should however not hinder deliverability of the development and must also be flexible enough to ensure that they remain appropriate throughout the construction period of the development, and beyond.
- 1.10 Design Codes and Design Briefs are not new to Huntingdonshire, with Alconbury Weald, Wintringham Park, Brampton Park, Bearscroft, Loves Farm 1 and Loves Farm 2 all having Design Code(s) for their respective development.
- 1.11 The Design Brief has been prepared by master developer Urban&Civic in consultation with the District Council's Urban Design Officer and aims to achieve a high-quality development by setting phase-wide design requirements that each subsequent reserved matters submission should comply with. These design requirements are derived from the principles set out in the outline planning permission as part of the Design and Access Statement and inform the detailed design of each phase that will come forward as 'reserved matters' submissions, having regard to the adopted Huntingdonshire Design Guide and current national and local policy. By bridging the 'gap', the Design Brief gives certainty as to how this Key Phase will be developed, helping avoid potentially uncoordinated piecemeal and fragmented consideration and delivery of the development which could occur without a Design Brief.
- 1.12 It is a requirement of condition 10 of the outline planning permission for the Design Brief to be broadly in accordance with the principles contained in the Design and Access Statement and, as per note 40 on the decision notice of the outline planning permission, to include the following;
- a) A regulatory plan that establishes the framework for the development within each Key Phase. The regulatory plan is the key plan associated with the Design Code of Design brief, and the content of the plan and its associated key will inform the structure of the Design Code or Design Brief;
 - b) The character, mix of uses and density established through the parameter plans at the outline stage to include the block principles and the structure of public spaces;
 - c) The street hierarchy, including the principles of adopting highway infrastructure, and typical street cross sections;
 - d) How the design of the streets and spaces takes into account mobility and visually impaired users;
 - e) Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and perimeter of building definition;
 - f) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;
 - g) The conceptual design and approach to the treatment of the public realm;
 - h) Approach to the incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, fibres, wires and cables required by statutory undertakers as part of building design;
 - i) Details of the approach to vehicular parking;
 - j) Details of the approach to cycle parking for all uses and for each building type, including the distribution (resident/visitor parking and

location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.

k) The approach to the character and treatment of landscape features and the structural planting to the development areas;

l) The approach to the treatment of any hedge or footpath corridors and retained trees and woodlands;

m) The conceptual design and approach to sustainable drainage management and how this is being applied to the built-up area to control both water volume and water quality including specification of palette of sustainable drainage features to be used, and planting strategies to enhance biodiversity and improve water quality as much as possible before discharge into ponds and basins;

n) The conceptual design and approach of the public realm to include public art, materials, signage, utilities and any other street furniture;

o) The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;

p) Details of waste and recycling provision for all building types and underground recycling points.

q) Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive measures, such as landscaping, orientation, massing and external building features;

r) Details of measures to minimise opportunities for crime;

s) Details of Design Code or Design Brief review procedure and of circumstances where a review shall be implemented.

t) The Design Code or Design Brief that relations to Development Area 3 shall have a specific regard to the setting of Prestley Wood.

- 1.13 The Design Brief takes the form of a written document with illustrations, specific mandatory 'Coding Principles' elements and discretionary design guidance on these matters that future development should adhere to.
- 1.14 The Design Brief includes all elements of the built environment including:
- spatial components that take up land, including Green Infrastructure (open spaces and landscaping), Movement and Access (roads, paths and cycle routes), Commercial and Residential Built Form (the buildings) and Community Uses Built Form.
 - non spatial components including elements such as architectural detailing, building materials, surfacing materials, street furniture, boundary treatment, public art and tree planting, and technical guidance on matters including parking provision, bin and cycle storage, water management and ecological enhancement.
- 1.15 As per Condition 10, a Design Brief Compliance Checklist is included within the Design Brief. Applicants will be required to submit this alongside each Reserved Matters Applications for the site. Future proposals will be expected to demonstrate full compliance with the Design Brief unless an explanatory statement which details the planning and place making benefits associated with the scheme can justify non-compliance.

2. NATIONAL GUIDANCE AND POLICY AND RELEVANT LEGISLATION

- 2.1 The National Planning Policy Framework 2023 (NPPF) sets out the three economic, social and environmental objectives of the planning system to contribute to the achievement of sustainable development. The NPPF confirms that 'So sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development...' (para. 10). The NPPF sets out the Government's planning policies for, amongst other things:
- delivering a sufficient supply of homes;
 - achieving well-designed places;
 - conserving and enhancing the natural environment;
 - conserving and enhancing the historic environment.
- 2.2 The National Planning Practice Guidance (NPPG) and the National Design Guide 2019 (NDG) are also relevant and a material consideration.
- 2.3 For full details visit the government website [National Guidance](#).
- 2.4 Relevant Legislation;
- Planning and Compulsory Purchase Act 2004
 - Town and Country Planning Act 1990 (as amended)
 - Planning (Listed Buildings and Conservation Areas) Act 1990
 - Ancient Monuments and Archaeological Areas Act 1979

3. LOCAL PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP11 Design Context
 - LP12 Design Implementation
 - LP13 Placemaking
 - LP14 Amenity
 - LP17 Parking Provision and Vehicle Movement
 - LP34 Heritage Assets and their Settings
 - SEL1.1 Former Alconbury Airfield and Grange Farm
- 3.2 Stukeleys Neighbourhood Plan (Made July 2023)
- Policy 3 – Strategic Development Delivery
 - Policy 4 – Community Engagement
 - Policy 5 – Community Facilities
 - Policy 6 – Local Green Space
 - Policy 7 – Green Infrastructure Network in Alconbury Weald
- 3.3 Supplementary Planning Documents (SPD)
- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
 - Huntingdonshire Design Guide – Adopted 2017
 - Cambridgeshire Flood and Water SPD – Adopted 2017
 - Developer Contributions – Adopted 2011 (Costs updated annually)
- 3.4 For full details visit the Council's website [Local policies](#).

4. PLANNING HISTORY

- 4.1 1201158OUT - Up to 290,000 sqm of employment floor space, including data storage and a materials recovery demonstration centre and up to 5,000 dwellings, including sheltered/extra care accommodation; a mixed use hub and mixed use neighbourhood facilities, including retail, commercial, leisure, health, place of worship and community uses; non-residential institutions including primary schools, nurseries, a secondary school and land reserved for post 16 education provision; open spaces, woodlands and sports provision; retention of listed buildings; new vehicular access points from Ermine Street and the A141, with other new non-vehicular access points; associated infrastructure; reserve site for a railway station and ancillary uses; and associated demolition and groundworks. Approved. 01/10/2014.
- 4.2 1408820COND – Key Phase 1 Definition – Alconbury Weald – Condition information for 1201158OUT – C7, C8, C9, C17, C21, C27 and C28. Approved. 08/12/2014.
- 4.3 19/80094/COND – Key Phase 1 Expansion Framework – Alconbury Weald – Conditional Information for 1201158OUT: Condition 9: Amended Key Phase 1 definition. Condition 10: Amended Key Phase Framework a) Design Code b) Indicative Sequencing Plan c) Archaeological Investigation d) School Site Plan e) Key Phase Transport Assessment f) Key Phase Travel Plan & Mitigation Strategy g) Delivery Plan h) Site Wide Strategy Supplements (Water, Ecology & Code of Construction Practice) and i) Sustainability Statement. Approved. 17/11/2020.
- 4.4 22/80383/COND – Discharge of condition 9 (Key Phase 2 Definition) for 1201158OUT. Approved. 02/02/2023.
- 4.5 22/80374/COND – Key Phase 3 Framework – Alconbury Weald – Discharge of condition 10 (Key Phase 3 Framework) for 1201158OUT. Pending Consideration.
- 4.6 19/01320/S73 – Variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT - Amended wording (see covering letter, appendix 1) and Key Phase Submission - KP2 - The Country Park (Hybrid Element). Pending Consideration.
- 4.7 19/01341/OUT – Outline planning permission (all matters reserved) for a mixed-use phased development to include - residential development of up to 1,500 dwellings (C2 and C3), local centre including retail and community facilities (A1-A5 and D1), open space, play areas, recreation facilities, landscaping, associated demolition, ground works and infrastructure. Pending Consideration.
- 4.8 22/00754/NMA – Application for Non-Material Amendment to 1201158OUT - Revise Parameter Plan and Development Specification to (i) Relocate 'The Hub' within the site, (ii) Expand open space adjacent the secondary school and relocate employment floorspace to other parts of the Enterprise Zone and (iii) Adjust indicative locations of second and third primary schools, together with associated amendments to Conditions 4, 14, 24 and 26 to update the drawing reference of the Parameter Plan. Approved 01/06/2022.

5. CONSULTATIONS

Officer Note – The following consultations only include those relevant to the Design Brief, and matters relating to other requirements under condition 10 are not included.

- 5.1 The Stukeleys Parish Council – no comments received
- 5.2 Alconbury Weston Parish Council (copy attached) – The parish decided that they neither support nor object to this planning application.
- 5.3 Alconbury Parish Council (copy attached) – Alconbury Parish Council have no material observations to make on this application.
- 5.4 HDC Urban Design –The County Park Design Brief has been prepared in close collaboration with Urban Design as part of pre-application discussions and the previous 19/01320/S73 application submission which has informed the mandatory design fixes, supporting design guidance and development objectives. The Brief draws upon national and local best practice, landscape, biodiversity, and urban design guidance and will ensure the highest standards of design is delivered when preparing and considering subsequent Reserved Matters Applications.

The Design Brief is acceptable in design terms subject to minor text changes to ensure areas of open water do not count towards the open space calculations in accordance with the HDC Developer Contributions SPD 2011 and HDC Design Guide SPD 2017.

- 5.5 British Horse Society – Objection. There is insufficient clarity in the document and inconsistent terminology which makes it ambiguous as to what will be delivered. There appears to be an error in reference to Public Right of Way 230/10, which does not end in a dead end. There should be no stopping up of PROWs until alternative routes are agreed. It is unclear what is proposed along the Strategic Link. The document would benefit from a glossary that sets out the terms proposed. There is no reference to maintenance responsibilities or funding.
- 5.6 Environmental Health – No objection in principle. It is recommended that the development adheres to the Fields in Trust Guidance regarding separation distance for play spaces, but this can be assessed at reserved matters stage.
- 5.7 Cambridge County Council - Lead Local Flood Authority – No objection to the Design Brief. Details of Surface Water Management are to be dealt with separately under the appropriate conditions.
- 5.8 HDC Conservation Officer – No objections. There are no designated heritage assets apart from the Scheduled Monument that Conservation would be concerned with and the Ridge and Furrow is being preserved.
- 5.9 Historic England – No objections.
- 5.10 Cambs Police – No objections. It is important that security and crime prevention are discussion at the earliest opportunity and the development should incorporate the principles of “Secured by Design” to design out and reduce opportunities for Crime. NMU connections

should be straight with clear visibility and a minimum of 2m wide, with trees crown raised at 2m and hedging kept to 1-1.2m. Light should be to the British Standard and should be columns to provide sufficient safe visibility. Bollard lighting is only appropriate for wayfinding and should not be the primary lighting source.

- 5.11 Sport England – No objection.

6. REPRESENTATIONS

- 6.1 No other representations received.

7. ASSESSMENT

- 7.1 As determined under application 22/80383/COND a Design Brief (rather than a Design Code) is considered the appropriate approach to setting the design principles of this Key Phase. The development has limited built form and a small range of land uses, with most uses largely included to support the wider open space provision.
- 7.2 The Design Brief is set out in six chapters, including the introduction. Officers have approached the assessment below on the basis of those chapters.
- 7.3 The main issue to consider in the determination of this application is whether the submitted Design Brief accords with the broad principles in the Design and Access Statement and the coding matters as required in Note 40. The Brief shall also conform with the approved Parameter Plans that form part of the outline consent, as amended by 22/00754/NMA.
- 7.4 Officers note that the area for this Key Phase approved under condition 9 does not cover the entirety of the area otherwise identified within the site wide Parameter Plan as forming the Country Park. Application 19/01341/OUT is currently pending consideration for alternative proposals within this area, and as such the future of this area of land is uncertain. As approved within the Key Phase Definition (ref. 22/80383/COND) the element of land that will form the Country Park as known at this stage is to advance under this application, in order to commence that Strategic Open Space in accordance with the provisions of the Section 106 Agreement that forms part of the Outline Planning Permission.
- 7.5 It should be noted that this Design Brief has previously been considered as part of application 19/01320/S73. It has been submitted separately at this time to progress the Country Park noting discussion are ongoing on other elements of that application, but at the time of this report no objections had been received to the Design Brief on that application.
- 7.6 It is noted that references to future development in Grange Farm are included within this document, notably in relation to application 19/01341/OUT that is pending consideration. Notwithstanding the status of that application, and as it has not yet been fixed, officers consider that its reference in this Design Brief does not give rise to any material conflict in its consideration if that application is not approved, in light of the determination under application 22/80383/COND. Namely, this

application is for part-discharge of a planning condition (not a standalone planning application) and submitted in relation to the Country Park to enable its progression, but further submissions, and a potential Design Brief overlap, may be required for the Grange Farm element of Alconbury Weald if the separate outline application was not supported.

Introduction and Context

- 7.7 The Outline Planning Permission (OPP) established a set of design principles used to support design quality across the development, and which will underpin the more detailed designs as the development progresses. The following principles are noted as particularly relevant to this element of the wider development;
- Connecting Woodlands – creation of over 90 hectares of new woodland.
 - Replenishing Grasslands – delivery of large areas of new species rich grassland.
 - Recycling Water – capturing, storing and recycling rain and surface water.
 - A variety of landscape responses to development edges
 - A ‘Green Wedge’ land providing a green buffer along the edge of the Stukeleys.
 - Food production – extensive provision of allotments and community orchards.
- 7.8 KP2 includes the Country Park, a significant area of open space, with limited other uses. Any such uses are interlinked with the Country Park, designed to support its use as open space and not act so independently as to warrant detailed consideration as a standalone element of the development. As such, it is considered these principles are appropriately reflective of the central aspects of KP2, and any design around built form should be led by these principles.
- 7.9 The Design Brief has also set out its overarching vision, in providing landscapes that support a range of needs. Such landscapes will be diverse, promote community activity, promote healthy activity, and be productive. The Design Brief further sets out the specific approaches to how these interventions will be delivered.
- 7.10 Diverse landscapes will focus on creating and connecting woodlands, to conserve and enhance Prestley Wood, strengthen green links through the site and support new and established green infrastructure networks. The development will establish species rich grasslands within formally arable agricultural land, to promote biodiversity and create multifunctional community space. This will also be supported through integrated wetlands as part of sustainable drainage networks that aim to utilised water, and promotion of pollinator species.
- 7.11 The community focus will seek to respect heritage features, including the setting and controlled access to these assets. Parkland destinations will be created that offer spaces for enjoyment and a range of social activity and enable social access. Connections will be supported to surrounding uses and others, including existing allotments shared with the Stukeleys.
- 7.12 Promoting an active landscape will be delivered through the creation of public sport facilities and integrating fitness trails throughout the

development. Playable spaces will be designed to accommodate a range of ages and abilities, and a network of multi-user routes will deliver access across the phase and connect to the wider right of way network for all non-motorised users (NMUs), using a range of distances and a variety of surfaces and width.

- 7.13 The development will support productivity within the site through the provision of community allotments, supported by the creation of community orchards. Integrated foraging trails will provide edible berry and nut trees, also supporting biodiversity in delivering a range of foods. Sustainable land management practices will be adopted, utilising the opportunities afford to provide returns that will support the maintenance of the Country Park.
- 7.14 On the whole, officers consider these design interventions are an appropriate approach to meeting the design principles and deliver the strategic open space. They are considered to support a high-quality design within the Country Park, while providing sufficient flexibility within the development to enable responses to the site-specific circumstances as the development progresses.

Green Infrastructure

- 7.15 The Green Infrastructure chapter of the Design Brief focuses on the opportunities of the development to contribute to and promote green infrastructure within the site and support ecological priorities for habitat and species in the area. Such green infrastructure will connect to and support the wider network connections to, from and through the site.
- 7.16 In practice, the focus within this section is on the different components of green space that will collectively make up the Country Park, the design aspirations that will be used to support each element and its functions, and how its constraints and features will be supported and protected through the development. Largely, these components correspond to different areas of landscape, for example the individual woodlands, the meadows and the interfaces with the adjoining areas of development. The following components comprise the Country Park, together with a brief overview of their function.
- 7.17 Prestley Wood – Protects the Prestley Wood Schedule Monument, providing limited access to enable appreciation and understanding of the heritage asset. Any physical structures will be limited and designed to avoid significant ground works that could interfere with archaeological deposits.
- 7.18 Prestley Wood Park – The large space will provide opportunities for informal recreation, picnic and community events. It must provide an offset from adjacent areas of development to provide protection for the setting of Prestley Wood.
- 7.19 Alkmonbury Woodlands – Views from heritage assets will be respected through the layout and planting in this area. Proposals will support and retain existing hedgerows and enhance the green infrastructure network. The majority of space will be designed to support the local community, allowing access and informal recreation. Areas will be designed and managed to support biodiversity and encourage habitat. New and

improved links will be provided through the woodlands to support connectivity.

- 7.20 Permeable Woodlands – Permeable Woodlands will be provided to mitigate impacts of the development in accordance with Chapter 7 of the OPP Environmental Statement. They will provide small amenity areas at a domestic scale, and support movement for wildlife as part of the green infrastructure network.
- 7.21 Prestley Meadows – Provides open meadow habitat to support biodiversity, and act as an educational, recreational and amenity resource. The area will support green infrastructure connectivity and act as a transitional area from woodlands.
- 7.22 Country Park Interfaces – These areas will be significantly variable along the length of the Country Park. They will respond and act as transitions between the Country Park and the different forms of development that surrounds it. This is also supported by indicative sections within the Design Brief to demonstrate how different transitions might function.
- 7.23 Green End Common and Washingley Farm Fields – This area will include community food production and particularly support appreciation of the historic ridge and furrow as a heritage asset, including a range of productive uses such as orchards and foraging trails. Management of these spaces will balance ecological objectives and recreational uses.
- 7.24 The Fields – These will provide formalised sport pitches, and act as a key destination at the northern end of the Country Park. Pitches will support a variety of sports, with the area also incorporating play equipment to support activity across a range of ages.
- 7.25 Each component of the Country Park is identified in detail, and the Design Brief sets out its intended function, size, approximate location, the physical features that will be created within it and the approach to materials. Officers note that a balance is struck across these areas between accessibility and seeking to limit access to more sensitive areas, including those parts of the site that comprise heritage assets or that promote biodiversity and support habitat creation. This is considered appropriate to support the multiple function the Country Park will need to provide.

Movement & Access

- 7.26 The Movement and Access chapter focuses on connections across and from the Country Park for a both motorised and non-motorised users, including parking areas and connections that might arise to land adjoining Alconbury Weald where it adjoins third party land.
- 7.27 In terms of motorised vehicles, such as cars and HGVs, access arrangements will be limited, largely focused to the north. The Southern Access Route, approved under separate applications, to east of the wider site, will provide the wider network connections. Vehicle access into the Country Park will be limited to the north alongside the visitor centre/sports pavilion, to support those sport uses. A potential connection to the St Johns land to the south of the site will be considered in detail if it is delivered, but at this stage there is insufficient

understanding on the possibility of that access, and whether that might instead form part of a realigned A141 or be standalone.

- 7.28 Non-Motorised User (NMU) routes will accommodate a range of users. Main routes will support Bridleways through a 6m corridor with a 3m/3m divide between hard and soft surfaces that will be able to accommodate a range of users. These larger routes will be supported through lower tier connections, including informal paths at 2m widths, and mown grass paths that will be changed seasonally to avoid rutting.
- 7.29 Officers note the British Horse Society (BHS) objection to the provision of different hierarchies of routes that support different users, and they consider that there is insufficient information to understand what will be provided on the ground. Officers consider that the route arrangements will support a wide range of users, not just equestrians, and the Design Brief is expressly clear that access for all is a key principle, and all users will be considered at detailed design stage. It is not for the Design Brief to be prescriptive of the exact materials, width and alignments of all routes, as this would not give the flexibility needed to respond to the specifics of the development as it comes forward, though it should be noted a materials palette forms part of a later section that indicates a range of types of material that may be considered.
- 7.30 The County Rights of Way team, who assess proposals for all NMUs have raised no objection, though highlight there are separate processes that will need to be followed to alter and create formal Public Rights of Way. On the whole, is considered the proposal has adequately provided the framework for NMUs to access the Country Park and its different uses.

Built Form

- 7.31 This section includes minimal detail on the whole, noting that the only notable built form is the pavilion that supports the formal sport provision. Any other elements of built form, for example any pergolas or sheds to support food production areas, would be sufficiently small scale that they could be adequately considered during reserved matters stage.
- 7.32 The design approach to the pavilion is noted as being barn-like, with the artists impression indicating the use of modern materials and designs in the overall barn-like structure. In principle, the approach will be to provide flexibility within the space in the building. It is intended to provide a range of functions, including as a sports hub, storage, bike repair store, changing room, toilets, office space to support the park and a refreshments kiosk. The extent of these uses will need to be considered at the detailed design stage in order to address the needs of users of the Country Park.
- 7.33 It noted that the Design Brief has not provided any substantial detail on sustainability measures to be provided although it is included within Note 40 of the decision notice (as set out in para. 1.12 above). It should be noted that condition 20 of the outline consent requires all development to seek in excess of the Building Regulations in place at the time of the Key Phase being determined and in accordance with the Sustainability Statement required by condition 10(i). This application is accompanied by a Sustainability Statement under other requirements of condition 10, which includes details of the measures to be provided (including

reductions in energy needs through building fabric and sustainable generation, use of water efficient design and appliances, and the reuse of on-site construction material to reduce waste). That document is not for consideration as part of this item as it falls outside of the Design Brief and remains a matter to be delegated to officers. Noting the minimal scale of built form, it is not considered necessary to include further details of sustainability measures in the Design Brief. Officers consider this is more appropriately covered by the Sustainability Statement as part of that more detailed assessment in this instance. Furthermore, any reserved matters application will need to demonstrate with the approved Sustainability Statement in accordance with condition 18(n) of the outline planning permission.

- 7.34 While this section is limited in terms of detailed design, given this is the only notable building within the Country Park officers consider this limited detail is acceptable. It is not considered that there are any reasons that would indicate an acceptable design arrangement could not come forward that will accommodate the building and appropriately balance its public facing aspects with the more private, back-of-house elements.

Detailing the Place

- 7.35 This section of the Design Brief is detail focused, predominantly setting out the parameters for materials to be used, access and wayfinding strategy, planting palettes, public art strategy and management approach.
- 7.36 In terms of hard materials, such as hardstanding, street furniture, and boundary treatment, this is generally approached on the basis of functionality and reflective of the specific character area it would support. Surfacing is predominantly bound material, with grassed routes running concurrently with the primary routes, to accommodate a range of users. Street furniture will be placed at regular intervals and around areas that are likely to attract greater intensities of use. The Design Brief incorporates examples of the type of materials and furniture, which are generally naturalistic in appearance, or would give rise to minimal visual impact. Boundary treatment will be more varied, between more informal boundaries created by swales or more formalised estate rails. These will be utilised in different forms within the different elements that comprise the Country Park, to support the character of those areas.
- 7.37 In terms of planting, the Design Brief sets out a number of principles as to how planting will respond across the Country Park to existing vegetation and the various uses that will need to be incorporated. The approach to each type of planting (such as woodlands, hedgerows and grasslands etc.) is also set out. These are considered to represent generally acceptable approaches, noting that the specifics of planting will need to be considered in detail at reserved matters stage.
- 7.38 The Design Brief sets out different planting palettes in more detail, seeking to utilise planting to act as or support features, and suggesting species that are examples of how planting might be accommodated. UK Native species are favoured, but flexibility is allowed to support diversity, and noting the local climate. This is considered an appropriate approach to planting that will enable sufficient flexibility in each character area.

- 7.39 Whilst not a matter considered necessary within the Design Brief, it is noted that management arrangements are proposed to be determined at individual reserved matters stage. In light of the variety of functions the Country Park will include, and that different elements of these uses will likely be function together, this is considered an appropriate approach. It will enable management proposals to respond to the full design of the Country Park.

8. Conclusions

- 8.1 Taken as a whole, the Design Brief shows the key components of creating a high-quality Country Park that supports this element of the wider Alconbury Weald development. It is considered to provide a suitable framework to create a sense of place through the appropriate balance of mandatory Coding Principles and discretionary design elements, based on an understanding of the context of the site and its surroundings, and the place this element of the wider development will play.
- 8.2 Coding and design guidance is provided on all the relevant matters within Note 40 of the decision notice, and the broad principles of the Design and Access Statement of the Outline Planning Permission, and has had appropriate regard to current guidance and policy. It is considered the Design Brief is compliant with these elements, and in broad accordance with the Parameter Plans that accompanied the Outline Planning Permission as amended by 22/00754/NMA given that it relates to a section of the wider area shown to be Country Park.
- 8.3 Officers are satisfied the Design Brief will contribute to simplifying the process of achieving a high-quality development of the Country Park in support of Alconbury Weald. It will give more certainty and avoid piecemeal or fragmented delivery, and aid in the efficient determination of Reserved Matters applications by the Local Planning Authority.
- 8.4 As noted within this report and in the recommendation, there a number of amendments needed to the wording in the Design Brief to address consultee comments, namely in clarifying certain sections and correcting an error in reference to footpaths. These are considered minor as they do not change the approach or nature of each element of the code. A working schedule of these changes, highlighting the pages and changes to be made, is included in Appendix A.

9. **RECOMMENDATION - Delegated powers to APPROVE the Design Brief in accordance with condition 10(a) subject to amendments that addresses minor outstanding comments and subject to Officer's support of parts (b) to (i) of condition 10.**

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Aaron Sands, Senior Development Management Officer** aaron.sands@huntingdonshire.gov.uk

Appendix A – Working list of changes to be made to KP2 Design Brief
Cover and P1 : October 2023 date.

Pg26: reference to footpath 230/24 added and final paragraph redrafted.

Pg27: Image updated to show FP 230/24 tag.

Pg34: Note added to clarify MUATR typology.

Pg46: reference to footpath 230/24 added.

Pg55: Clarified 'Strategic Link' terminology and path typologies in legend.

Pg61: Legend text updated.

Pg63: Materials text ref back to Section 4.2. Legend updated.

Pg66: Materials text ref back to Section 4.2.

Pg67: Legend updated and Bridleway/Strategic Link added to diagram.

Pg71: Removed use of 'Formal' to avoid ambiguity.

Pg72: Materials text ref back to Section 4.2.

Pg73: Legend updated.

Pg76: Materials text ref back to Section 4.2. Clarified what a mown route is. Removed use of 'Formal' to avoid ambiguity.

Pg77: Legend updated and Bridleway/Strategic Link added to diagram.

Pg78/79: Legend and text updated to avoid ambiguity.

Pg81: Legend updated.

Pg86: Materials text ref back to Section 4.2. Stated that PRow stays on current alignment.

Pg87: Legend updated.

Pg90: Materials text ref back to Section 4.2.

Pg91: Legend updated.

Pg96: Text rewritten to define path Typologies more clearly. Clarify parties to agree changes to Active Travel routes.

Pg97: Legend updated.

Pg98: Text tweaked to be less specific about cycle use etc.

Pg107: Palette titles updated to reflect Section 4.2.

Pg108: reference to dismounting at roads removed.

Pg117: Legend amended to clarify 'Strategic Link'

Pg120: 6-06/07 Image description updated.

Subject:
Date:

RE: Planning Permission Consultation - Alconbury Airfield Ermine Street Little Stukeley (ref 23/80349/COND)
28 September 2023 14:37:05

Dear Planning

Alconbury Parish Council have no material observations to make on this application.

Kind regards

[REDACTED]

Clerk to Alconbury Parish Council
www.alconburyparishcouncil.gov.uk

(Part time hours)

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[REDACTED]

Sent: Monday, September 4, 2023 11:05 AM

[REDACTED]

Subject: RE: Planning Permission Consultation - Alconbury Airfield Ermine Street Little Stukeley (ref 23/80349/COND)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Discharge of condition 10 (Key Phase 2 Framework) for 1201158OUT

Site Address: Alconbury Airfield Ermine Street Little Stukeley

Reference: 23/80349/COND

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Development Management
Huntingdonshire District Council

T: 01480 388388



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Aaron Sands

From: Parish Clerk <parishclerk@alconburyweston-pc.gov.uk>
Sent: 26 September 2023 07:00
To: DMAdmin
Subject: RE: Planning Permission Consultation - Alconbury Airfield Ermine Street Little Stukeley (ref 23/80349/COND)

Good morning,

The parish decided that they neither support nor object this planning application.

Kind regards

Louise

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: Monday, September 4, 2023 11:04 AM
To: Parish Clerk <parishclerk@alconburyweston-pc.gov.uk>
Subject: RE: Planning Permission Consultation - Alconbury Airfield Ermine Street Little Stukeley (ref 23/80349/COND)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

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Site Address: Alconbury Airfield Ermine Street Little Stukeley

Reference: 23/80349/COND

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E: dmadmin@huntingdonshire.gov.uk

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Development Management Committee

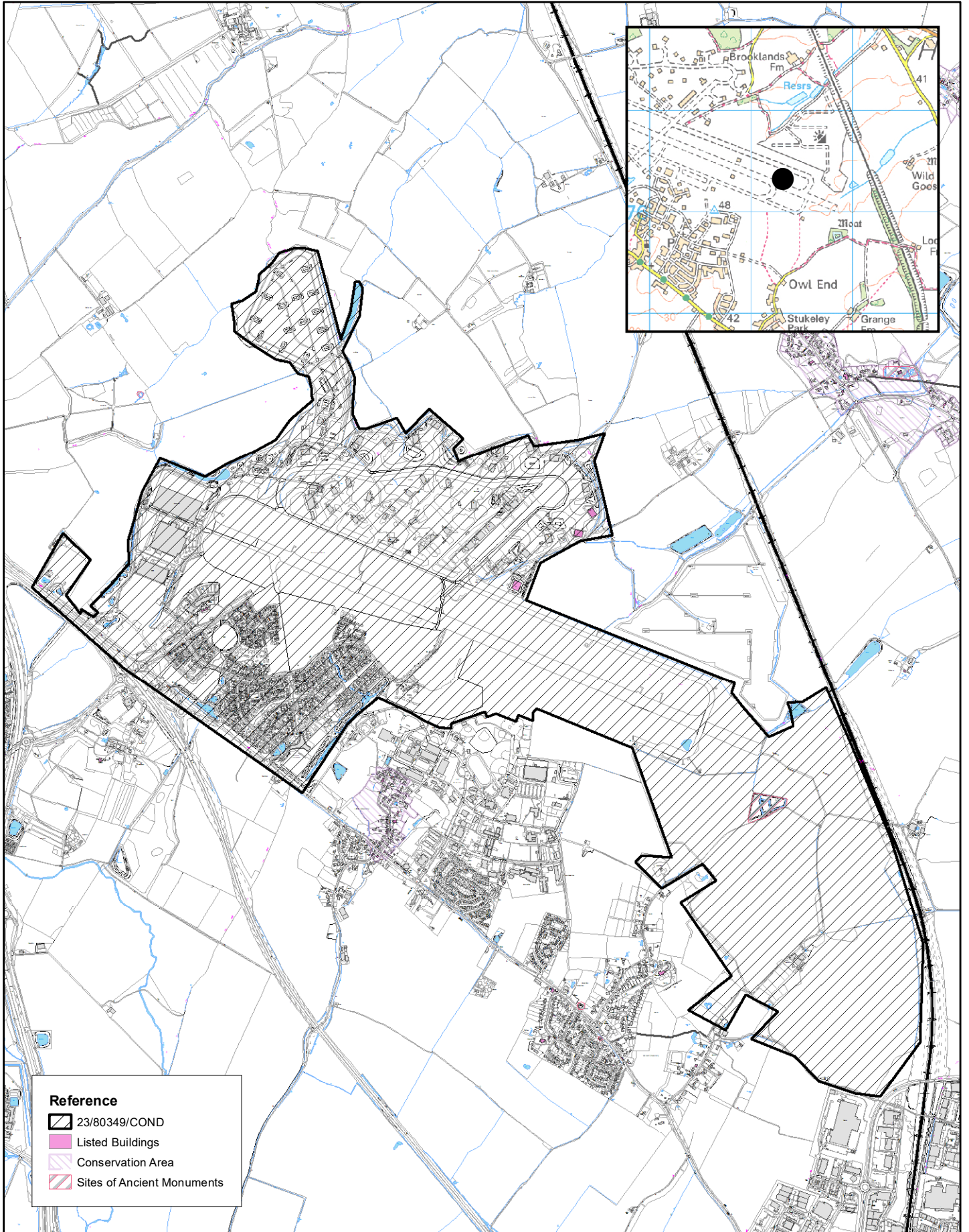


Scale = 1:25,750

Date Created: 31/10/2023

Application Ref: 23/80349/COND

Location: The Stukeleys



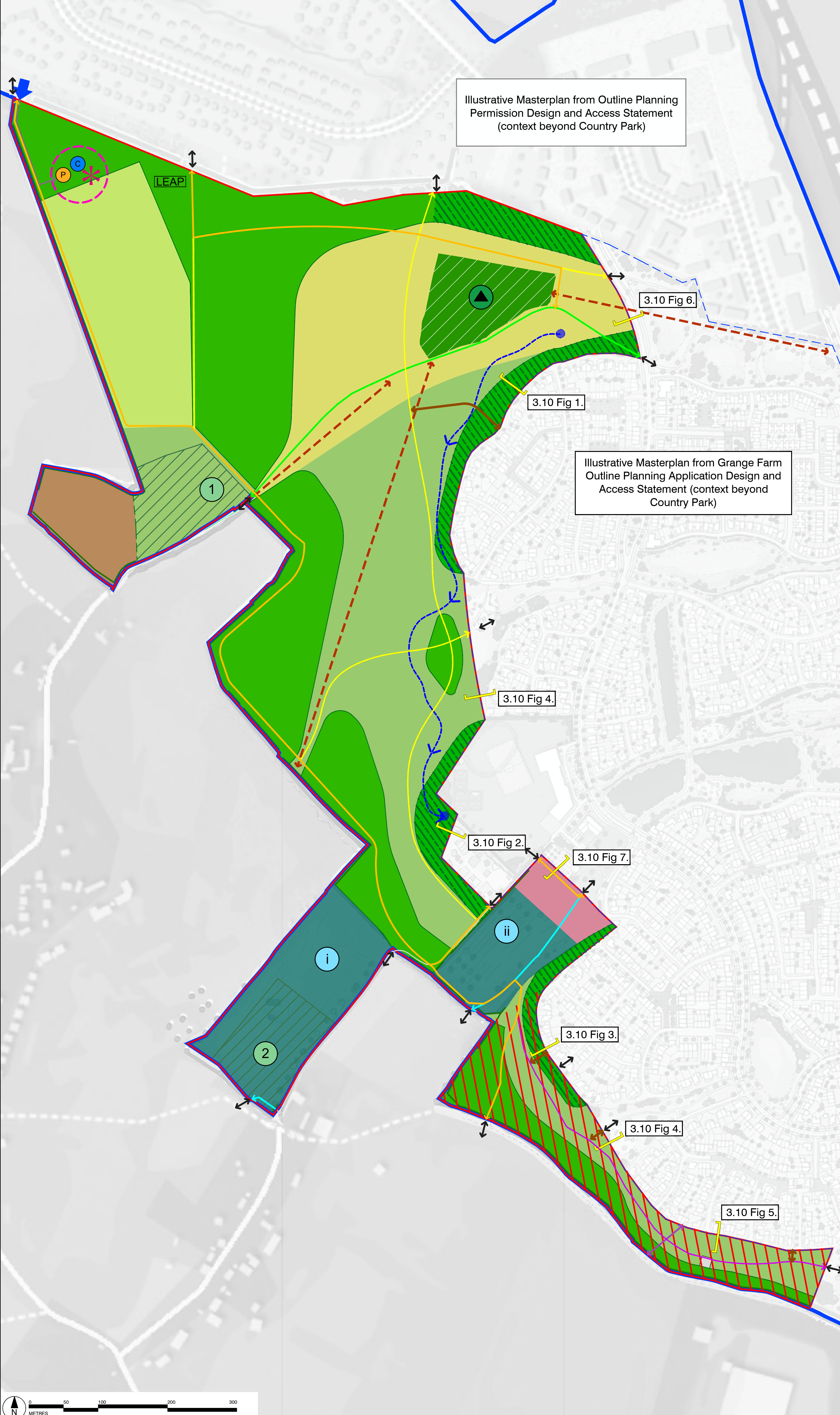
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Illustrative Masterplan from Outline Planning Permission Design and Access Statement (context beyond Country Park)

Illustrative Masterplan from Grange Farm Outline Planning Application Design and Access Statement (context beyond Country Park)

2. Context
- Boundaries
- Overall Planning Permission Boundary
 - Key Phase 2 Country Park Boundary
 - Undesignated Land
 - Land safeguarded for potential future re-aligned A141
- PART B: SPATIAL
3. Green Infrastructure
- 3.1.2 Inherited landscape
- Existing foul water pumping station
 - Existing hedgerows (to be retained)
 - Scheduled Monument
 - Shrunken Villages
 - 1) Owl End
 - 2) Green End
 - Ridge & Furrow
 - i) West of Washingley Farm
 - ii) South of Grange Farm
- 3.1.4 Important views/vistas
- 3.1.5 Indicative pond and field ditch alignment (to connect to existing outfall)
- 3.1.6 Key destination
- 3.5 Prestley Wood: Scheduled Monument
 - 3.6 Prestley Wood Park: Amenity grassland
 - 3.7 Alkmonbury Woodlands
 - 3.8 Permeable Woodlands
 - 3.9 Prestley Meadows: Meadow grassland
 - 3.10 Park Interfaces
 - 3.11 Green End Common: Orchards
 - 3.12 The Fields: Formal sport provision
4. Movement & Access
- 4.1 Vehicular access point
 - 4.1 Indicative car park location
 - 4.1 Shared surface road
 - 4.1 Potential vehicular connection to St. Johns Land
 - 4.2 Indicative cycle parking location
 - 4.2 Indicative Multi-user Active Travel connections within Green Infrastructure
 - 4.2 Indicative existing Public Footpath (alignment to be retained)
 - 4.2 Indicative existing Public Bridleway (alignment to be retained)
 - 4.2 Indicative new Public Bridleway
 - 4.2 Indicative permissive foot & cycle leisure route
 - 4.2 Indicative proposed connections to future development
 - 4.2 Indicative Multi-user Active Travel Routes
5. Built Form
- 5.1 Indicative sports pavilion location
- PART C: DETAILING THE PLACE
- 6.5 Indicative LEAP location



Rev	Description	Date
C	PROW LAYOUT UPDATED	24.09.21
B	MINOR AMENDMENTS	16.12.20
A	UPDATED LAYOUT	13.12.20

Purpose of Issue
PLANNING

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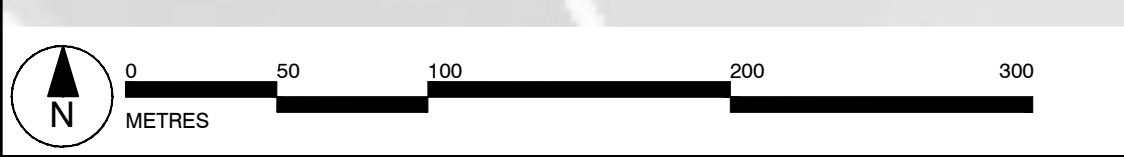
Client
Urban & Civic

Project
Country Park, Alconbury Weald

Drawn	Checked	Approved	Date
ED	JJ	DS	23/05/2019

Job No. BMD.18.027 Scale 1:2500 Sheet Size A1 Revision
Drawing Number BMD.18.027.005

C



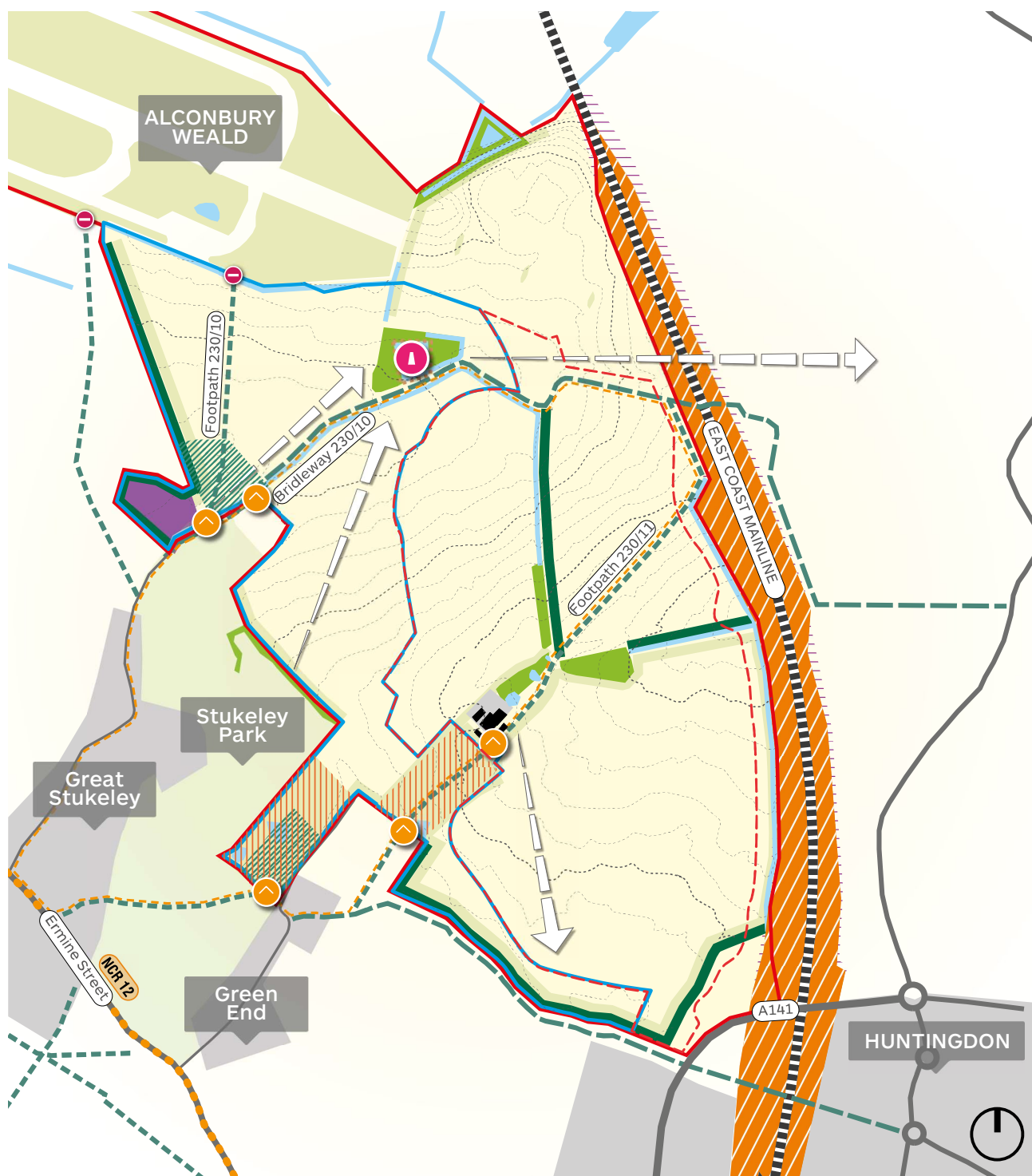


Figure 12: Country Park - Site Features



Four underlying design interventions which underpin the Country Park vision, which in combination, start to form the landscape framework to the Country Park and the wider Grange Farm OPA site include:-

DIVERSE LANDSCAPES

... healthy environments

ACTIVE LANDSCAPES

... healthy bodies & minds

COMMUNITY LANDSCAPES

... social & community hubs

PRODUCTIVE LANDSCAPES

... edible landscapes



Figure 15: The Green Infrastructure Vision applied to the Country Park and Grange Farm



Figure 24: Country Park - Movement & Access










- | | | | |
|---|--|---|---|
|  | Country Park Boundary |  | Existing access points |
|  | Existing Public Right of Way (PROW) |  | Footpath currently stopped up |
|  | Indicative new Public Bridleway |  | Land safeguarded for future re-aligned A141 |
|  | Indicative Multi-user Active Travel Routes |  | Huntingdon Health Walks - Stukeley Stroll |
|  | Indicative permissive foot & cycle leisure route | | |



Figure 27: Country Park - Key Destinations & Facilities







Figure 29: Country Park - Framework Plan





Figure 31: Country Park - Components Plan

- | | | | | | |
|---|--------------------------|---|------------------------------|---|--|
|  | 3.5 Prestley Wood |  | 3.8 Permeable Woodlands |  | 3.11 Green End Common & Washingley Farm Field |
|  | 3.6 Prestley Wood Park |  | 3.9 Prestley Meadows |  | 3.12 The Fields |
|  | 3.7 Alkmonbury Woodlands |  | 3.10 Country Park Interfaces |  | Stukeley Community Allotments (refer to section 3.1.2) |



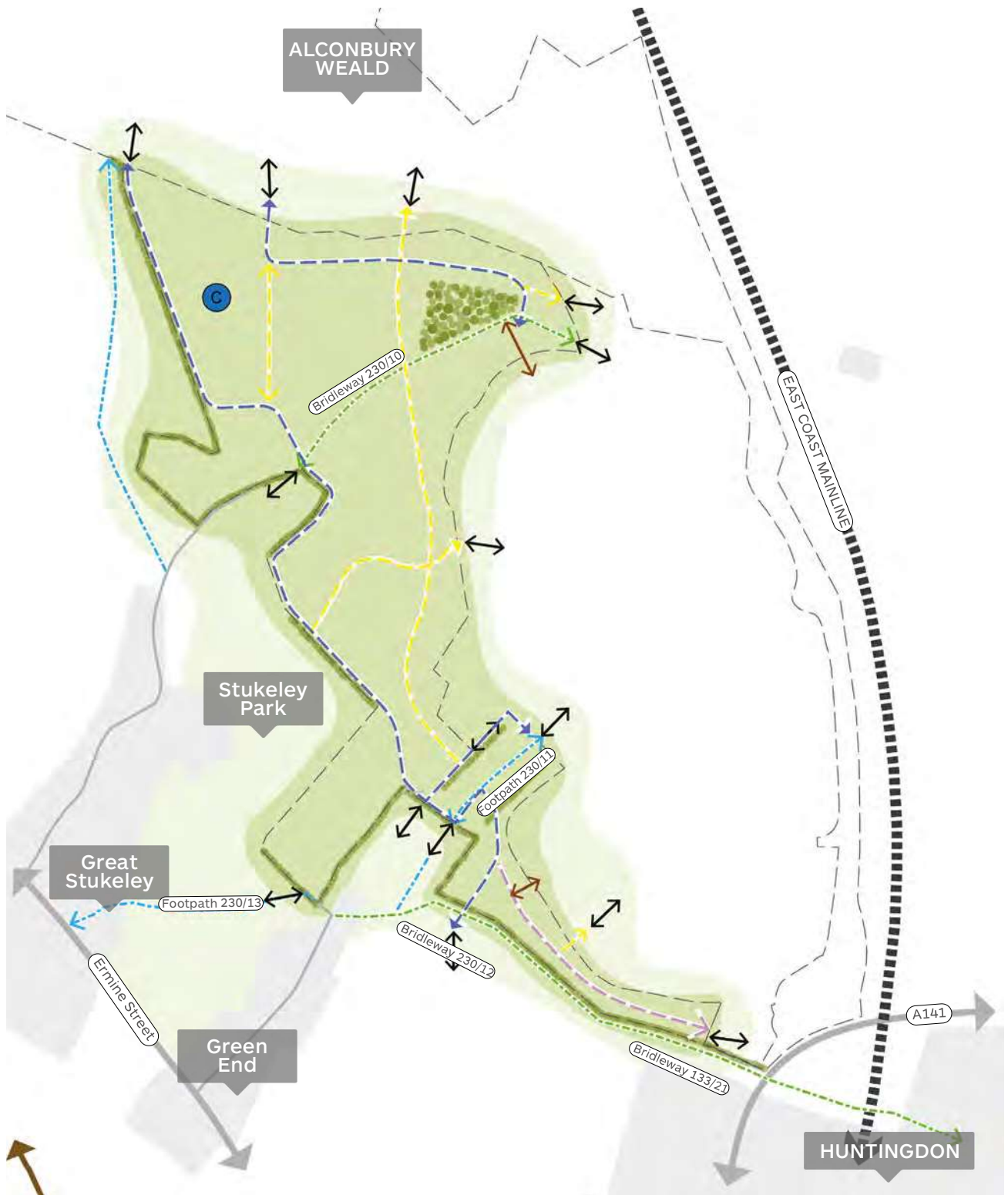


Figure 49: Country Park - Pedestrian Access & Movement Plan

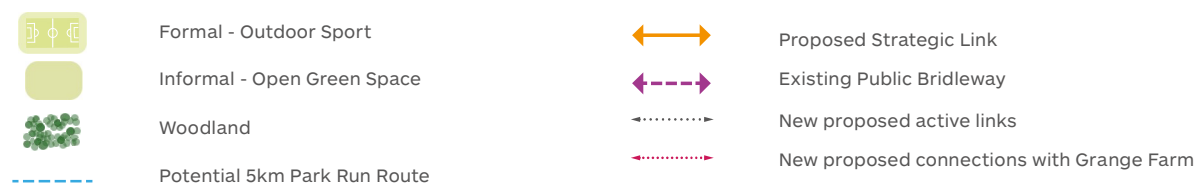
- | | | | |
|--|--|--|---|
| | Indicative cycle parking location | | Indicative permissive foot & cycle route |
| | Existing Public Footpath (alignment to be retained) | | Proposed connections to future development |
| | Existing Public Bridleway (alignment to be retained) | | Indicative multi-user active travel connections within Green Infrastructure |
| | Indicative Multi-User Active Travel Route | | |
| | Indicative new Public Bridleway | | |

The proposed Grange Farm residential development will also provide a series of informal connection points








Figure 52: Country Park - Outdoor Sports & Recreation Provision



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-  PHASE 1: 34ha
-  PHASE 2: 20ha
-  PHASE 3: 9ha



Rev	Description	Date
A	MINOR AMENDMENTS	04.03.21

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Client



Urban & Civic

Project
Grange Farm Country Park, Alconbury

Drawing Title
Indicative Phasing Plan

Drawn	Checked	Approved	Date
ED	JJ	DS	31/05/2019
Job No.	Scale	Sheet Size	Revision
BMD.18.027	1:7500	A3	A
Drawing Number BMD.18.027.DR.008			

