



South Cambridgeshire Local Plan Examination in Public

Hearing Statement on behalf of Defence Infrastructure Organisation/Urban and Civic (Co-Respondent 18277)

C/O:

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Matter 8: Housing Land Supply and Delivery

1. This statement is submitted on behalf of Defence Infrastructure Organisation (DIO) and their Development Partner, Urban&Civic Ltd (U&C), pursuant to representations made on the proposed submission South Cambridgeshire Local Plan (co-respondent reference 60361). It is submitted in parallel with a separate statement submitted by Boyer Planning on behalf of RLW Estates Ltd, with whom the representations were made.
2. The Boyer Planning statement is agreed with and has been the subject of extensive discussions between the parties. As occurred previously, we anticipate Boyer and David Lock Associates will 'hot seat' as necessary. In addition to the Boyer Statement we would like to highlight the following supplementary points regarding Matter 8A (i).

Matter 8A

Are the housing trajectories realistic; will they deliver the number of new homes expected, within the Plan period?

- (i) ***Are the expectations for existing permissions and new allocations reasonable? Is there too much reliance on new settlements and will this prejudice the delivery of new housing in the plan period. (NB representations regarding individual sites will be heard at a later hearing).***
3. The following points can be made to demonstrate that the strategy of new settlements in South Cambridgeshire is reasonable, with a specific reference to Waterbeach New Town.
4. Firstly, there is a clear role strategic-scale sites can play in delivering new private rented homes in the Cambridge area. The Strategic Housing Market Assessment 2013 (RD/Strat/90) and the housing market report submitted by Jones Lang Lasalle - JLL (RD/RLW&DIO/020) on behalf of RLW/DIO, confirm that there is substantial demand in the Cambridge area for private rental accommodation, especially for younger age groups driven by education and research and development sectors.

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Indeed JLL report (section 4) highlights the importance of new 'build to rent models' and in particular states:

"This sector could become more important in driving development on large strategic sites such as those around Cambridge. Indeed, international evidence suggests that rental absorption rates can be much higher than those in the owner-occupied market place" (paragraph 4.5.6)

5. Institutional-led build to rent developments are characterised by a different build-out profile and, in the right location, are less constrained by factors such as mortgage availability. U&C, on behalf of DIO, is preparing a delivery strategy which includes a substantial proportion of private rental dwellings at Waterbeach. Not only does this give greater confidence that there is a reasonable prospect of delivering the New Town, it also would result in genuine potential to accelerate delivery at Waterbeach.
6. Secondly, the recent involvement of Urban&Civic at Waterbeach on DIO's landholding is in itself an important demonstration of the delivery intentions of DIO, as part of the whole site. U&C has a clear remit to ensure the effective re-use of brownfield, surplus public sector land to deliver much needed new homes in line with national priorities.
7. DIO's selection of U&C was based partly on their track record with other large scale strategic projects. For example, of relevance Alconbury Weald in Huntingdonshire is a former airfield and adjoining land extending to 580 hectares. The acquisition of the whole site by U&C was completed in 2010 and an outline planning application, including 5,000 homes and 290,000 m² of employment uses, was submitted by August 2012 with a resolution to grant planning permission in December 2013. The first residential dwellings are due to commence in 2015. Appendix A contains a summary of the achievements to date at Alconbury Weald. The same expertise, resources and commitment is being applied to Waterbeach New Town.
8. Finally, the fact the DIO land at Waterbeach is previously developed land is relevant to delivery confidence. A planning application for the temporary re-use of existing buildings on the site is already being prepared. There is potential, for example, to convert the residential blocks on the barracks site, provide employment floor space and various community recreational uses. As proved the case at Alconbury Weald, the introduction of temporary uses will also act as a catalyst for delivery, for example through facilitating infrastructure discussions and local community engagement.
9. Further information will be provided through Statements of Common Ground and the Waterbeach hearing as necessary

APPENDIX A: ALCONBURY WEALD DELIVERY

Urban&Civic (U&C) acquired the former Alconbury Airfield in 2009, purchasing adjacent farmland in 2010, to create a link between the site and the north of the town of Huntingdon. The site extends to 580 hectares in total. At this time the policy and political position relative to the site was challenging. There was no residential allocation at Alconbury Weald and U&C inherited an existing outline planning consent for B8 storage and distribution which had been the subject of vociferous local opposition.

In this context, it is all the more remarkable that in 2015, just five years after U&C commenced the evolution of a new Outline Planning Application, the first new homes will be delivered at Alconbury Weald as the initial steps to a new mixed use sustainable community of 5,000 homes and 290,000 m² of employment development, which today is supported by emerging local plan policy, local residents and bolstered by a national Enterprise Zone designation.

Work on the Enterprise Zone has continued throughout the planning process, with £11million of investment made to date. This has enabled two new entrances, the development of a tree-lined Boulevard and the building of the Campus' flagship Incubator building for small and start-up businesses. The next 12 months, will see a further investment of £12m to infrastructure for the next 28 hectare of the Campus, as well as early works to prepare for the first phase of residential development – due to start January 2015

The table below sets out a chronology of what has been achieved:

October 2010	Work commences on the new master plan and Outline Planning Application for Alconbury Weald.
August 2011	The site is announced as one of 24 Enterprise Zones in England, providing a range of incentives and support for businesses to locate into the Campus. The Enterprise Zone makes up a quarter of the overall site.
September 2011	Draft Proposals for the site are shared with the public & stakeholders through a 4 day Design Enquiry. More than 2000 people attend the event at Alconbury Weald.
February 2012	The first application for Enterprise Zone development is submitted to bring forward enabling works including two new accesses, work commences on site in May 2012.
August 2012	<p>Outline Planning Application for Sustainable Mixed Use development at Alconbury Weald is submitted to Huntingdonshire District Council (HDC). It consists of over 2 million words set out in more than 6,700 pages comprising the formal planning application plus 11 supporting documents, and 118 annexes of additional information. The largest planning application in the UK at that time.</p> <p>A detailed application for the first commercial building in the Enterprise Zone is submitted to HDC. 'The Incubator' opens December 2013 and within a year is fully occupied.</p> <p>Huntingdonshire Local Plan Strategic Options published recognising new mixed use development approach and role for Alconbury Weald in districts growth aspirations</p>

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July 2013	Draft Huntingdonshire Local Plan Policy published including specific policy supporting the full development of Alconbury Weald as defined in the outline planning application.
October 2013	Huntingdonshire District Council Cabinet resolve to grant permission for the Outline Planning Application subject to S106 Agreement negotiations.
October 2014	Following negotiations, the S106 Legal Agreement is signed and Outline Planning Consent granted. Pre-commencement condition materials submitted and approved including site wide strategies.
December 2014	First Key Phase materials submitted including the Design Code for the first Phase of development. The first Reserved Matters Applications submitted to Huntingdonshire District Council for green and grey infrastructure.
January 2015	Detailed application for the first primary school at Alconbury Weald is submitted to Cambridgeshire County Council (CCC).
March 2015	The first Residential reserved matters application is submitted for the first Phase of Housing at Alconbury Weald.
July 2015	Works commence on site for the first Alconbury Weald primary school. Expected construction of the first 120 new homes at Alconbury Weald commences.