

**DEVELOPMENT MASTERPLAN FOR LAND AT PRINCES STREET AND
PATHFINDER HOUSE, HUNTINGDON
(Report by HEAD OF PLANNING SERVICES)**

1. INTRODUCTION

- 1.1 Cabinet is asked to approve a masterplan for the re-development of Princes Street and Pathfinder House for its use as part of future consultation exercises on these two sites and to assist in the processing of applications for the land at Princes Street.

2. BACKGROUND

- 2.1 Planning Guidelines for the land at Princes Street/George Street were approved as Supplementary Planning Guidance on 25th July 2002. The guidelines provided a framework for development of the County Council-owned site and also included the bus station, owned by the District Council. It allowed for phasing of development taking into account the different ownerships involved.
- 2.2 It is anticipated that an application will be made shortly on part of the site to the rear of Walden House but any proposals for that area also need to be seen in the wider context. This masterplan presents this context and begins to indicate relationships between new buildings and their uses.
- 2.3 It is considered that the development of the bus station could provide an alternative location for Pathfinder House. Alongside replacement County Council services, the opportunity would then potentially exist for District and County Council services to be linked in a one-stop-shop.
- 2.4 If development takes place on the bus station site, it would be necessary to find an alternative location for that use. The Urban Design Framework for the Pathfinder House site is the subject of a separate item on this agenda. As one of the development options, it shows a possible site for the temporary relocation of the bus station. Until a study on the best location and most appropriate bus facility within the town is concluded, a temporary location on the Pathfinder House site would be needed if the re-development of the existing bus station was to proceed.

3. THE PROPOSALS

- 3.1 The attached masterplan for both Princes Street and Pathfinder House indicates the following:

- Phase 1 – the development of replacement County Council offices and new Magistrates and County Courts. Existing listed buildings fronting Market Hill are renovated and maintained in viable use.
- Phase 2 – the development of a residential scheme incorporating affordable units. The masterplan shows a replacement library building. Again, existing buildings fronting Princes Street are incorporated into the overall scheme.
- Phase 3 – the development of District Council offices on the existing bus station site. Proximity with the library enables a one-stop-shop facility.

Phases 1 and 2 can be developed without the development of phase 3.

- 3.2 Three additional plans are attached that illustrate separate options for the Pathfinder House site. The first is a re-development of the site for mainly residential purposes. The second incorporates a replacement District Council Headquarters. The third is a phased development allowing for the temporarily relocated bus station.
- 3.3 In all cases, parking provision would be achieved discreetly, either underground or within courtyards. Pedestrian access into the site would be maximised and vehicular routes would be restricted. Existing trees of merit would be retained where possible, together with proposals for replacement planting.
- 3.4 The masterplan shows how the areas of re-development could inter-relate and demonstrates the vast scope for the potential improvement of these large town centre sites.

4. CONCLUSION

- 4.1 Further justification of the masterplan will be included in a document to be produced as Supplementary Planning Guidance (SPG). A draft of the SPG will be produced for public consultation at the end of June with a view to full adoption in the autumn.
- 4.2 Discussions and consultations will then be held with local Members, the Town Council, the Town Centre Partnership and the general public on the ideas and opportunities that the masterplan presents. In addition there will be a consultation process with the usual statutory bodies. Any comments or changes will be brought back to the Cabinet before the masterplan is adopted.

5. RECOMMENDATION

- 5.1 That the Cabinet approves the masterplan and associated options as a basis for further discussion and consultation towards the production of a draft SPG.

BACKGROUND INFORMATION

'Land at Princes Street/George Street, Huntingdon – a Vision for Redevelopment' CCC July 2002
'A Vision for Redevelopment - Development Guidelines' Civic Trust February 2002.

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