

**URBAN DESIGN FRAMEWORK
ST IVES WEST
(Report by HEAD OF PLANNING SERVICES)**

1. INTRODUCTION

- 1.1 The Urban Design Framework examines three allocated housing sites to the west of St Ives. It presents the planning policy context for the development of these sites but also important design parameters that should lead forthcoming proposals.
- 1.2 Cabinet is asked to consider the draft Framework and approve it for consultation purposes. Once representations have been considered and reported to Cabinet, it is intended to adopt the document as Supplementary Planning Guidance.

2. BACKGROUND

- 2.1 The three sites in question were allocated within the Huntingdonshire Local Plan Alteration of June 2002, taking account of the Inspector's specific recommendations regarding the extent of site boundaries, and potential housing yields. The Inspector also recommended the production of a comprehensive development brief for the area to protect the important landscape gap between St Ives and Houghton and to provide a framework for the residential development of these sites.
- 2.2 Due to the particular characteristics of the sites and the importance of retaining the green approach into St Ives from the West, further technical work was commissioned by the Council to examine the importance of this landscape gap and to set a broad strategy for future development.

3.0 THE URBAN DESIGN FRAMEWORK

- 3.1 The Urban Design Framework takes these studies a further step forward by integrating the landscape considerations with detailed analysis of the sites' planning context and their capacity for appropriate development.
- 3.2 Particularly important is the integration of planned highway works along the A1123 with access into the three housing sites. The provision of the proposed Cambridgeshire Guided Busway may also incur additional land-take from the Golf Course site and the site north of Houghton Road. The implications of this are included within the analyses.
- 3.3 The Framework sets design parameters for the successful development of the sites, ensuring that future proposals achieve imaginative and distinctive solutions. Each section concludes with an indicative layout that shows what might be achieved in each case. The framework also contains a section on implementation that outlines the necessary works and obligations that will have to be secured to enable the development to proceed.

4. CONCLUSION

- 4.1 Production of an Urban Design Framework is best practice and will help to secure the most appropriate form of development as these sites are developed. If Cabinet approves the document, there will be a period of consultation with the local and statutory bodies. Any comments or changes will be brought back to the Cabinet before it is adopted.

5. RECOMMENDATION

- 5.1 That the Cabinet approves the Framework as draft Supplementary Planning Guidance for a period of public consultation.

BACKGROUND INFORMATION

Huntingdonshire Local Plan Alterations June 2002

Huntingdonshire Design Guide SPG Sept 2004

Huntingdonshire Landscape & Townscape Assessment SPG Sept 2004

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