

**URBAN DESIGN FRAMEWORK
ST NEOTS COMMUNITY COLLEGE
(Report by HEAD OF PLANNING SERVICES)**

1. INTRODUCTION

- 1.1 This Urban Design Framework examines the redevelopment opportunities around the site of the school. It presents the planning policy context for the development of this area, including the creation of a Performing Arts Centre, improving sports and leisure facilities, relocating the football club, and the allocation of two 'windfall' housing sites.
- 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 Interim Planning Guidance.

2. BACKGROUND

- 2.1 The school has been recently awarded a grant from Government to develop a Performing Arts Centre on site. It has also been awarded a grant to redevelop the tennis court facilities on site.
- 2.2 The District Council needs to consider the future of the facilities at the leisure centre and swimming pool, and there is potential to create a river park along the banks of the River Great Ouse.
- 2.3 The football club would like to relocate their football club and release the existing land for housing development.

3.0 THE URBAN DESIGN FRAMEWORK

- 3.1 The purpose of this Urban Design Framework is to ensure that all of these aspirations can be brought together to create well planned and appropriate developments on site.
- 3.2 Particularly important is the creation of an exciting and interesting focus to the development of the school and performing arts centre in what will become an important cultural destination for residents of St Neots.
- 3.3 The Framework sets design parameters for the successful development of the site, ensuring that future proposals achieve imaginative and distinctive solutions. Indicative layouts are shown that illustrate what could be achieved, although the implementation of any individual element would be dependent on appropriate resources being identified. Indeed the framework is flexible to allow individual elements to proceed as resources become available but without prejudicing the overall vision.

4. CONCLUSION

- 4.1 Production of an Urban Design Framework is best practice and will help to secure the most appropriate form of development over this large area. 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 Interim 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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