

**ANGLIAN HOUSE, HUNTINGDON  
URBAN DESIGN FRAMEWORK AND MASTERPLAN  
(Report by Head of Planning Services)**

**1. INTRODUCTION**

- 1.1 The purpose of this report is to advise the Cabinet of the responses to the draft Urban Design Framework for Anglian House, Huntingdon and to consider the Council's response. A revised document is recommended for adoption as Interim Planning Guidance (IPG).

**2. BACKGROUND**

- 2.1 The site to which the Framework applies includes the offices currently occupied by the Anglian Water Group and associated land mainly used for car parking. For the purposes of considering this site in context, the Framework also includes an area to the rear of High Street, the small St Germain Street car park and the courtyard area in front of the County Council's Probation Service. The Framework looks closely at the advantages that re-development would allow and makes recommendations for proposed uses, ensuring that proposals enhance the vitality and viability of the town centre.
- 2.2 The adoption of the Framework and Masterplan as Interim Planning Guidance is an important step towards achieving the most appropriate form of re-development for this important town centre site and it will ensure that forthcoming schemes will be of a high architectural and urban design quality.
- 2.1 The draft document was approved for a period of public consultation on 16<sup>th</sup> December 2004. As part of the consultation exercise, a public exhibition was held over a 2-day period in the Commemoration Hall in January 2005. Residents and businesses in the immediate area were informed of the proposals by a leaflet delivered to each premises. In addition, formal consultation with the statutory agencies and the Town Council was undertaken.

**3. THE CONSULTATION RESPONSE**

- 3.1 7 written responses have been received from statutory agencies, local organisations and members of the public, raising 60 separate issues. A summary of the respondents and their comments is contained within Annex 1. A number of comments have expressed positive interest in the benefits of developing the land but a number of concerns have also been raised. The majority of concerns have resulted in minor re-wording, text or graphic changes. The Council's response to comments is noted in Annex 1 and continued in Annex 2.

- 3.2 The most significant concerns relate to issues of building height, tree loss and traffic impact. Both these and the other concerns expressed have been fully considered and addressed either in the form of amendments to the document or, where amendments are not considered appropriate, in the form of a reasoned response.
- 3.3 If the proposed responses and amendments contained within Annex 1 and 2 are acceptable to Cabinet, they will then be incorporated into the revised, adopted document.

#### **4. RECOMMENDATION**

- 4.1 That the Cabinet considers the responses to comments presented in Annex 1 and 2 and agrees to adopt the revised Urban Design Framework, incorporating the specified changes, as Interim Planning Guidance.
- 4.2 That the Cabinet authorizes the Head of Planning Services to make any minor consequential amendments to the text and illustrations necessary as a result of these changes, after consultation with the Executive Member for Planning Strategy.

#### **BACKGROUND INFORMATION**

Draft Anglian House, Huntingdon Urban Design Framework and Masterplan  
Report to Cabinet 16<sup>th</sup> December 2004  
Civic Trust Regeneration Unit 'Huntingdon Town Centre: A Vision and Strategy for Growth and Quality' 2000

**Contact Officer: Chris Surfleet**  
**Urban Design Officer**  
**☎ 01480 388476**