

CABINET

28TH APRIL 2005

**URBAN DESIGN FRAMEWORK
WEST OF STUKELEY ROAD, HUNTINGON
(Report by HEAD OF PLANNING SERVICES)**

1. INTRODUCTION

- 1.1 This Urban Design Framework has been produced to present the planning policy context and design parameters that should be used to guide future re-development proposals for land to the west of Stukeley Road, Huntingdon.
- 1.2 Cabinet is asked to consider the Framework and approve it for consultation purposes. Once representations have been received and considered, it is intended to adopt the document as Interim Planning Guidance (IPG) for use when considering development proposals.

2. BACKGROUND

- 2.1 The site to which the Framework applies includes land in several ownerships, the largest parcels occupied by the Sovereign Bus Depot, Huntingdon Nurseries and Alda Motors.
- 2.2 The Bus Depot site has already been the subject of an application for Outline Planning Permission for housing, on which a decision is still awaited. It is anticipated that adjoining land in this area will come forward for residential development in the future.

3. THE PROPOSALS

- 3.1 The purpose of the Framework is to establish some clear, guiding principles for development to ensure that the quality of Stukeley Road is significantly improved by proposals.
- 3.2 In order to achieve a coherent built form and to simplify vehicular access along this busy stretch of road, the Framework promotes comprehensive development of the separate land parcels, with shared access. It also requires a pedestrian and cycle link to be provided through the site from Stukeley Road to Stukeley Meadows to improve links between established residential areas and St Peter's School.
- 3.3 In addition, the Framework encourages a high quality of development in accordance with national and local design guidance, and presents indicative concept plans.

4. CONCLUSION

- 4.1 Production of an Urban Design Framework is best practice and will help to secure the most appropriate form of development if this land is re-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 the document is adopted.


5. RECOMMENDATION

- 5.1 That the Cabinet approves the Framework as a basis for further discussion and consultation

BACKGROUND INFORMATION

Huntingdonshire Design Guide SPG 2004

Huntingdonshire Landscape & Townscape Assessment SPG 2004

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