

**URBAN DESIGN FRAMEWORK
ST NEOTS COMMUNITY COLLEGE
(Report by the Head Of Planning Services)**

1. INTRODUCTION

- 1.1 This Urban Design Framework examines the redevelopment opportunities around the site of the college. 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 potential of two 'windfall' housing sites.
- 1.2 Cabinet is asked to consider the draft Framework and comments received, and adopt the document as Interim Planning Guidance, once representations have been reported and considered.

2. BACKGROUND

- 2.1 The college 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 Eynesbury Rovers Football Club and the Alfred Hall Trust who own the land the football club play on, would like to relocate the football club and release the existing land for housing development.

3. 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 college 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 upon 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. CONSULTATION RESPONSE

- 4.1 A public exhibition was held in the college to display the draft proposals, followed by a public meeting. 31 written responses were received from a variety of groups and individuals. All comments made and the Council's responses to them are presented in Annex 1.

5. CONCLUSION

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

6. RECOMMENDATION

- 6.1 That the Cabinet considers the responses to comments presented in Annex 1 and agrees to adopt the revised Urban Design Framework, incorporating the specified changes, as Interim Planning Guidance.
- 6.2 That the Cabinet authorises the Head of Planning 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 Policy.

BACKGROUND INFORMATION

Huntingdonshire Local Plan Alterations June 2002

Huntingdonshire Design Guide SPG Sept 2004

Huntingdonshire Landscape & Townscape Assessment SPG Sept 2004

Contact Officer: Mike Huntington
 **01480 388404**