

**URBAN DESIGN FRAMEWORK
BROOKSIDE, HUNTINGDON
(Report by PLANNING POLICY MANAGER)**

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 the former St Peter's School site, Huntingdon.
- 1.2 Cabinet is asked to consider the document 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 has been vacant since the former Music and Drama Centre was demolished in 2000. The site is allocated for residential use and has recently been marketed for this purpose following refusal and dismissal at appeal for a proposed retail use. This Framework has been produced to ensure that residential development takes account of the context and will deliver a high quality outcome.
- 2.2 The site has a single owner, but the Framework takes account of adjoining land under separate ownership in the interests of achieving more beneficial improvement to the wider area.

3. THE PROPOSALS

- 3.1 The purpose of the Framework is to establish some clear, guiding principles for development and to ensure that the architectural and visual quality of the town is significantly improved by future proposals.
- 3.2 The Framework highlights the opportunity to create a high quality, 'landmark' building on the ring-road and also takes into account the sustainability of the site for accommodating a high density residential solution. It also looks at the potential for better integrating with pedestrian links into the town centre.

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 Development Brief 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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