

**COMT  
CABINET**

**20<sup>TH</sup> DECEMBER 2005  
12<sup>TH</sup> JANUARY 2006**

**URBAN DESIGN BRIEF AND MASTERPLAN  
LONGSANDS QUARTER  
(Report by Planning Policy Manager)**

**1. INTRODUCTION**

- 1.1 This Urban Design Framework examines the redevelopment opportunities on land in and around Longsands College, the Regional College, the site of the open air swimming pool, and the Almond Road Surgery and Health Centre. It presents the planning policy context for the redevelopment of this area, which includes the possible creation of a new Health Centre for this part of St Neots.
- 1.2 Cabinet is asked to consider the draft Design Brief and comments received, and adopt the document as Interim Planning Guidance, once representations have been reported and considered.

**2. BACKGROUND**

- 2.1 The Almond Road surgery cannot expand on its site. The adjacent clinic is similarly constrained. The Cedar House surgery is close by and has similar problems. The Primary Care Trust, together with these two surgeries, would like to create a new Health Centre in this location, serving this part of the town.
- 2.2 The Town Council owned swimming pool has recently been closed down, and the pool has been filled in. The Town Council now wish to find a location for a new open air pool
- 2.3 The Regional College wish to sell off land to the north of their college buildings for residential development. In 2001 they applied for outline planning permission for such development, and permission was granted subject to the signing of a s106 agreement. This has not been achieved.
- 2.4 Longsands College wish to bring a small part of their playing fields into the development site, allowing funds generated to be ploughed back into providing high quality leisure facilities in the area.
- 2.5 As part of redevelopment proposals at Longsands College, the District Council wishes to develop a small multi media business centre that will be attached to the college.
- 2.6 Almond Road is a narrow residential street, and currently serves the Regional College, Priory Infant School, the Almond Road surgery and the Health Centre. Any redevelopment proposals should help to alleviate traffic problems on this road.

### **3.0 THE URBAN DESIGN FRAMEWORK and MASTERPLAN**

- 3.1 The purpose of this document is to present the design parameters, opportunities and constraints to the site; and provides clear guidance to any potential developer of what would be required on the site if this land was to be redeveloped.

### **4. CONSULTATION RESPONSE**

- 4.1 A public exhibition was held at the Regional College on 29<sup>th</sup> and 30<sup>th</sup> September 2005 to display the draft proposals for the whole of the Longsands Quarter Urban Design Framework. Leaflets were posted to neighbours in September 2005 informing them of the start of the consultation period for this Masterplan. A public notice was placed in the St Neots local press in late September as well. The expiry date for comments was 20<sup>th</sup> October 2005.
- 4.2 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 and Masterplan 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 authorises the revisions to the document as presented in Annex 1.
- 6.2 That the Cabinet delegates adoption of the revised document, incorporating minor consequential amendments, as Interim Planning Guidance, to the Planning Policy Manager, after consultation with the Executive Member for Planning Strategy.

### **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**