

**DEVELOPMENT BRIEF  
OLD FIRE STATION SITE, ST NEOTS  
(Report by Planning Policy Manager)**

**1. INTRODUCTION**

- 1.1 This Development Brief examines the redevelopment opportunities on land in and around the old Fire Station and Household Waste Disposal sites. It presents the planning policy context for the redevelopment of this area, which may involve the creation of a new Health Centre for this part of St Neots, together with improved car parking and pedestrian linkages.
- 1.2 Cabinet is asked to consider the draft Development Brief and approve it for consultation purposes. Once representations have been considered and reported to Cabinet, it is intended to adopt the document as Interim Planning Guidance.

**2. BACKGROUND**

- 2.1 The old Fire Station site has been derelict for a number of years. It is adjacent to an attractive listed building at number 12 Huntingdon Street, and should be redeveloped.
- 2.2 The Household Waste Disposal depot has been in operation for a number of years in this town centre site. It is not an attractive use for such a town centre location and it blocks off people who park in the District Council car park behind Lidl supermarket, from walking the most direct route into town.
- 2.3 The Cedar House surgery is adjacent to the depot and may move off site, as part of redevelopment opportunities associated with the former swimming pool land. As another option, it may stay on site, becoming larger and redeveloping into a more suitable building.
- 2.4 The District Council is also keen to increase the number of car parking spaces within St Neots as outlined in the Market Town Strategy. The opportunity exists to extend the existing car park onto part of the Household Waste Disposal site and also onto part of the existing recreation ground.
- 2.5 The Household Waste Disposal site was investigated by the District Council as a potential housing site as part of an Urban Capacity Study produced in January 2003.

### **3 THE DEVELOPMENT BRIEF**

- 3.1 The purpose of this Development Brief is to ensure that all of these aspirations can be brought together to create a well planned and appropriate development on site, something which contributes to improving the built environment of the town.
- 3.2 Particularly important is redeveloping the old Fire Station site and relocating the Household Waste Disposal depot to a more suitable location on the edge of the town.
- 3.3 The Development Brief 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.

### **4 CONSULTATION RESPONSE**

- 4.1 Leaflets were posted to neighbours in March 2006 informing them of the start of the consultation period for this Development Brief. A public notice was placed in the St Neots local press in late March as well. The expiry date for comments was 14<sup>th</sup> April 2006.
- 4.2 All comments made and the Council's responses to them are presented in Annex 1.

### **5. CONCLUSION**

- 5.1 Production of a Development Brief 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

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