

**URBAN DESIGN FRAMEWORK
LAND AROUND BUTTSGROVE WAY, THE WHADDONS AND SUFFOLK
HOUSE, HUNTINGDON
(Report by HEAD OF PLANNING SERVICES)**

1. INTRODUCTION

- 1.1 This urban design framework examines the redevelopment opportunities in this part of Huntingdon. It presents the planning policy context for the redevelopment of this site.
- 1.2 The Planning Portfolio Holder has approved the document for consultation purposes. Once representations have been considered and reported to Cabinet, it is intended to approve the document as planning guidance to be used as a material planning consideration when determining any planning application.

2. BACKGROUND

- 2.1 Parts of the site are currently used as bungalows for elderly residents, part are used as flats, some areas are used as open space and some areas are used as garage courts.
- 2.2 The owners of some of the bungalows, Luminus, have indicated their intention to redevelop these buildings for new dwellings, the mix of which is yet to be determined.
- 2.3 The Council have taken the opportunity to widen the context and look at how the wider area can have environmental improvements.
- 2.4 The Council has a land ownership interest, as it owns areas of open space covered within the boundaries of the framework document.

3.0 THE URBAN DESIGN FRAMEWORK

- 3.1 The purpose of this document is to ensure that a well planned and appropriate development can take place on site, something which contributes to improving the built environment of the town.
- 3.2 The urban design 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.
- 3.3 A period of public consultation has been undertaken, and expires on 9th December 2008. This has included consultation with neighbours,

four public exhibitions held in Trinity Free Church over the last four weeks, a presentation to the Town Council in October, and discussion with other relevant bodies such as the Highway Authority and Police Architectural Liaison Officer. The document was also discussed at Development Control Panel on 17th November 2008.

- 3.4 Comments made by residents and others will be collated, and presented with suggested changes, in a report to Cabinet on 17th December 2008.

4. CONCLUSION

- 4.1 Production of an urban design framework is best practice and will help to secure the most appropriate form of development over this site. Any comments or changes as a result of any consultation will be brought back to Cabinet before it is adopted.

5. RECOMMENDATION

- 5.1 That the Overview and Scrutiny panel endorses the contents of the Urban Design Framework, subject to comments received through the public consultation exercise, and recommends to Cabinet that it is approved as informal planning guidance.

BACKGROUND INFORMATION

Huntingdonshire Design Guide SPG October 2007
Huntingdonshire Landscape & Townscape Assessment SPG October 2007
Oxmoor Action Plan 2003

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