

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

**1. INTRODUCTION**

- 1.1 The Council has produced an urban design framework to help to set the standard for high quality housing re-development and environmental improvements in an area of Oxmoor, as well as providing much needed further affordable housing for the residents of Huntingdon.
- 1.2 Cabinet is asked to consider the responses made to the consultation on the draft document and approve any suggested amendments. The final approved document will be a material planning consideration when the Council, acting in respect of its role as the Local Planning Authority, is considering or determining development proposals.

**2. BACKGROUND**

- 2.1 The bungalows built for elderly people in Thongsley and the Whaddons, off Buttsgrove Way, have reached the end of their economic life. Luminus, the Registered Social Landlord for these bungalows, has proposed to redevelop this area and replace these bungalows with new ones, as well as provide new apartments and houses.
- 2.2 The consultation document sets out the constraints and opportunities for the redevelopment of the bungalows in Thongsley and The Whaddons, as well as ideas to improve and enhance, in the longer-term, the area around Suffolk House and the Lord Protector.
- 2.3 This consultation exercise is part of the Council's on-going commitment to the regeneration and enhancement of the Oxmoor area – within a regeneration strategy for this area which will seek to deliver enhanced housing opportunities, new local infrastructure, including in this case, better car parking for existing residents and enhanced green spaces.

**3.0 THE URBAN DESIGN FRAMEWORK**

- 3.1 The purpose of this document is to highlight the principal planning constraints within the study area, identify the important settlement characteristics, highlight important open spaces and settings, and indicate potential locations for appropriate development.

- 3.2 The document sets out the design parameters that will be required for the successful development of this area, ensuring that future proposals achieve imaginative and distinctive solutions. Indicative layouts are shown that illustrate what could be achieved.

#### **4.0 CONSULTATION RESPONSE**

- 4.1 Leaflets were posted to neighbours in November 2008. This informed them of the start of the consultation period for the contents of the document. Four public exhibitions were held at Trinity Free Church on 12<sup>th</sup>, 19<sup>th</sup> and 25<sup>th</sup> November and on 1<sup>st</sup> December. The expiry date for comments was 8<sup>th</sup> December 2008. A presentation was also made to the Town Council on 30<sup>th</sup> October, and invited comments as well as seeking the views of other consultees such as the Police Architectural Liaison Officer and the County Council highways department.
- 4.2 All comments made and the Council's responses to them are presented in Annex 1. A further précis of comments received at the exhibitions is listed in Annex 2.

#### **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 site.

#### **6. RECOMMENDATION**

- 6.1 That the Cabinet notes the comments made on this document and agrees to the amendments as set out in Annex 1.
- 6.2 That the Cabinet delegates to the Head of Planning Services , after consultation with the Executive Member for Planning Strategy, the making of any minor consequential amendments.

#### **BACKGROUND INFORMATION**

Huntingdonshire Design Guide SPD June 2007  
Huntingdonshire Landscape & Townscape Assessment SPD June 2007  
Oxmoor Action Plan 2003

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