

CABINET

29TH JANUARY 2009

**URBAN DESIGN FRAMEWORK
LAND SOUTH OF HIGH STREET, RAMSEY
(Report by HEAD OF PLANNING SERVICES)**

1. INTRODUCTION

- 1.1 This Urban Design Framework examines the potential redevelopment and regeneration opportunities on land south of High Street, Ramsey. It presents the planning policy context for the consideration of this area and follows on from the adopted Conservation Area management plan for Ramsey.
- 1.2 Cabinet is asked to consider the responses made to the consultation on the draft document and approve any 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 any planning or development proposals.

2. BACKGROUND

- 2.1 High Street is one of the most historically significant parts of the town, lined with important buildings, and the land to the south marks the established boundary with the edge of the fen.
- 2.2 The established arrangement of plots, buildings, open spaces and trees reflects the historical development of this area and contributes to its special character.
- 2.3 Over recent years the quality of this area has been somewhat degraded, caused by neglect in some cases and by inappropriate development in others.
- 2.4 The Council's vision for the study area is to enable this part of the town to regenerate, maintaining a complementary range of land uses and allowing for the limited sympathetic re-development of specific appropriate sites.

3 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 open spaces and settings, and indicate potential locations for appropriate development.
- 3.2 The document sets design parameters for the successful development of three small areas within the study area, 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 July and August 2008 as well as to agents acting on behalf of some of the landowners. This informed them of the start of the consultation period for the contents of the document. The expiry date for comments was 12th September 2008. I also made a presentation to the Town Council 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.

5. CONCLUSION

- 5.1 Production of an Urban Design Framework is considered to be best practice and will help to secure the most appropriate form of development over this part of Ramsey.

6. RECOMMENDATION

- 6.1 That the Cabinet authorises the revisions to the document as presented 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

Ramsey Conservation Area Management Plan 2005
Huntingdonshire Design Guide SPD 2007
Huntingdonshire Landscape & Townscape Assessment SPD 2007

Contact Officer: Mike Huntington
 **01480 388404**