

**DRAFT HUNTINGDON WEST AREA ACTION PLAN  
PREFERRED APPROACH  
(Report by HEAD OF PLANNING SERVICES)**

**1 INTRODUCTION**

- 1.1 Following consultations on an Issues and Options document in June 2007 and Land Use Options in May 2008, a suggested Preferred Approach for taking forward the Huntingdon West Area Action Plan has been prepared. An earlier draft was presented to the Development Plan Policy Advisory Group on 17 February. A presentation for Members took place on the evening of 31 March. Members are asked to support the content of the Action Plan and agree to it being the subject of further consultation.

**2 CONTENT OF THE PREFERRED APPROACH**

- 2.1 The Area Action Plan seeks to set the planning and development framework for the area west of Huntingdon town centre to help deliver planned growth and regeneration. The format involves description followed by establishing the vision and five objectives. The five objectives in turn create headings within which there are 12 policies as follows.
- Sustainable Travel:
    - 1: New and enhanced road links;
    - 2: Pedestrian and cycle links;
    - 3: The Railway Station;
    - 4: Public car parking
  - A Vibrant New Quarter:
    - 5: George St / Ermine St;
    - 6: Development West of the Railway and Hinchingsbrooke
  - Healthy and Green:
    - 7: Hinchingsbrooke Country Park;
    - 8: Views Common;
    - 9: Other Open Space and Play Areas
  - A High Quality Environment:
    - 10: Design Guidance
  - Infrastructure, Phasing and Implementation:
    - 11: Infrastructure;
    - 12: Phasing and Implementation

- 2.2 The policies have been derived by analysing how each matter was considered and addressed in the previous documents, the results of the sustainability appraisals, the consultation responses and further research. All of this information is presented in the document in order to form an 'audit trail' with regard to the evolution of this policy document.
- 2.3 Sustainable travel is considered first because new local road infrastructure is key to delivering potential change in this area. This involves the removal of the railway viaduct and replacement routes as proposed by the Highways Agency, as well as the Council's proposed West of Town Centre Link Road, and an indication that a further potential route could be investigated between Hinchingsbrooke Park Road and the anticipated de-trunked A14 in the vicinity of the hospital and Views Common. In addition to the roads, enhanced pedestrian and cycle linkages are set out and there is discussion on the importance of the railway station. There is also provision for a potential new public long stay car park to the west of the proposed new Link Road.
- 2.4 The potential for regeneration is set out under the second objective. The land to be allocated has been derived from the highlighted alternatives in the options leaflet. A series of diagrams show how the area could be redeveloped and regenerated. Provision is made: for mixed use development in the George St / Ermine St area including new retail floorspace which will be complementary to the existing town centre; for new training and economic development land (at least 4ha mostly west of the railway line and on hospital and constabulary land), and; for residential development (providing for approximately 200-300 homes). Alternative activities such as restaurants, a hotel, a leisure facility, and a health centre are also mentioned as possible appropriate uses in this sustainable location.
- 2.5 Improved open spaces are envisaged. The potential to extend as well as improve Hinchingsbrooke Country Park is specifically highlighted. Land no longer needed for the A14 railway viaduct (post the potential new A14 and local road improvements) should become open space (it is envisaged that this will return as part of a reconfigured Views Common). Additional open space is also expected in the George St / Ermine St area in three areas (as a public square at the George St end associated with potential retail development, and the others at the northern end as green linkages associated with Barracks Brook, a reinstated Handcroft Lane and pedestrian routes linking with the town centre).
- 2.6 To achieve a high quality environment Draft Policy 10 sets out specific local design requirements. This policy will stand alongside Conservation Area policies and other general policies such as those in the emerging Development Management DPD. Mention is made of the need to

investigate sustainable energy sources although a specific requirement is not set due to the feasibility of this not being known at this stage.

- 2.7 The infrastructure requirements and potential phasing identifying development before and after the A14 viaduct removal are set out in the appendices to the plan.

### **3 NEXT STEPS**

- 3.1 A sustainability appraisal is being finalised, together with a record of the consultation process that has taken place. Discussions are ongoing with owners of land identified to be allocated in the document. A draft list of the key sources noted throughout the document with their website references is set out in an appendix to this report.
- 3.2 Once approved by Cabinet, the Preferred Approach will be subject to further engagement with the public and interested parties. A draft of the final Area Action Plan will then be prepared and approved by Cabinet and Council, followed by a statutory consultation process before its submission to the Secretary of State.

### **4. CABINET RECOMMENDATION**

- 4.1 That Cabinet agree that the Huntingdon West Area Action Plan - Preferred Approach be the subject of further consultation. That Cabinet delegates to the Head of Planning Services after consultation with the Executive Member for Planning Strategy the making of any minor amendments, and approval of the Sustainability Appraisal.

### **BACKGROUND INFORMATION**

Issues and Options document June 2007

Options Leaflet May 2008

Various key sources as noted throughout the document (see appendix)

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## APPENDIX

### DOCUMENT LIBRARY

(These are all the documents listed in the Preferred Approach – in alphabetical order)

A14 Announcements (Highways Agency 2007-2008)  
<http://www.highways.gov.uk/roads/projects/4211.aspx>

Cambridge to Huntingdon Multi-Modal Study (EERA 2001)  
[http://www.gos.gov.uk/goeast/transport/regional\\_transport\\_strategy/multi\\_modal\\_studies/](http://www.gos.gov.uk/goeast/transport/regional_transport_strategy/multi_modal_studies/)

Cambridgeshire and Peterborough Minerals and Waste Local Development Framework (CCC and PCC – current stage is Preferred Options, Additional Sites 2008)  
<http://www.cambridgeshire.gov.uk/environment/planning/mineralswasteplan/>

Cambridgeshire County Council Strategic Open Space Study (CCC 2004)  
(Not on web)

Cambridgeshire Green Vision Newsletter (CCC 2008)  
<http://www.cambridgeshire.gov.uk/NR/rdonlyres/6900C285-4B2A-4487-B885-A4B9FEBE95A3/0/GreenVisionNewsMarch2008.pdf>

Cambridgeshire Local Transport Plan 2006-2011 (CCC 2006)  
[http://www.cambridgeshire.gov.uk/transport/strategies/local/ltp\\_2006.htm](http://www.cambridgeshire.gov.uk/transport/strategies/local/ltp_2006.htm)

Cambridgeshire's Vision 2007-2021 Countrywide Sustainable Community Strategy (Cambridgeshire Together 2008)  
<http://www.cambridgeshire.gov.uk/NR/rdonlyres/8707CA50-DEC9-4A7F-87E4-C8C108452C5D/0/CambsVision20072021.pdf>

Car Parking Strategy and Action Plan 2008-2011 (HDC 2008)  
[http://www.huntsdc.gov.uk/NR/rdonlyres/EB05ABC1-544D-4AEC-9DC2-C43F668F5B71/0/final\\_action\\_plan\\_080131.pdf](http://www.huntsdc.gov.uk/NR/rdonlyres/EB05ABC1-544D-4AEC-9DC2-C43F668F5B71/0/final_action_plan_080131.pdf)

Code for Sustainable Homes (DCLG 2008)  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/codesustainhomesstandard.pdf>

Development Management DPD: Development of Options 2009 (HDC 2009)  
<http://www.huntsdc.gov.uk/NR/rdonlyres/E63B981E-7AE2-4EE8-AD71-4BA3EC68F7FF/0/DevelopmentManagementDPDFINALcomp.pdf>

East of England Regional Plan (Go-East 2008)  
<http://www.eera.gov.uk/category.asp?cat=120&id=SXA419-A77F5420>

Employment Land Review (Warwick Business Management for HDC 2007)  
[http://www.huntsdc.gov.uk/NR/rdonlyres/CB711A78-A583-4DC0-940F-2ED8725E3D8F/0/employment\\_land\\_review\\_lores1\\_final\\_for\\_web.pdf](http://www.huntsdc.gov.uk/NR/rdonlyres/CB711A78-A583-4DC0-940F-2ED8725E3D8F/0/employment_land_review_lores1_final_for_web.pdf)

Environmental Ground Investigation and Risk Assessment (QDS Environmental, 2001)  
(Not on web)

Green Infrastructure Strategy (Cambridgeshire Horizons 2006)  
[http://www.cambridgeshirehorizons.co.uk/doclib/260873\\_GREEN\\_INFRAS\\_T\\_BRO\\_2.pdf](http://www.cambridgeshirehorizons.co.uk/doclib/260873_GREEN_INFRAS_T_BRO_2.pdf)  
[http://www.cambridgeshirehorizons.co.uk/doclib/260873\\_400X574\\_MAP.pdf](http://www.cambridgeshirehorizons.co.uk/doclib/260873_400X574_MAP.pdf)

Green Spaces, Better Places (DCLG 2002)  
<http://www.communities.gov.uk/documents/communities/pdf/154953.pdf>

Growing Awareness – A Plan for Our Environment (HDC 2008)  
[http://www.huntsdc.gov.uk/NR/rdonlyres/6C4DC92D-B0D1-4A39-91D3-0DBC667943E9/0/vital\\_comms\\_newsletter\\_final\\_08.pdf](http://www.huntsdc.gov.uk/NR/rdonlyres/6C4DC92D-B0D1-4A39-91D3-0DBC667943E9/0/vital_comms_newsletter_final_08.pdf)

Growing Our Communities - Huntingdonshire Sustainable Community Strategy  
(Huntingdonshire Strategic Partnership 2008)  
<http://www.huntsdc.gov.uk/NR/rdonlyres/0C4046F2-C533-437B-B16A-C2BAE99C03C1/0/CommunityStrategy.pdf>

Growing Success – Corporate Plan (HDC 2007)  
[http://www.huntsdc.gov.uk/NR/rdonlyres/E75E9D09-0C59-4540-9087-D992082BB481/0/growing\\_success\\_0809.pdf](http://www.huntsdc.gov.uk/NR/rdonlyres/E75E9D09-0C59-4540-9087-D992082BB481/0/growing_success_0809.pdf)

Hinchingbrooke House Huntingdon: An Assessment of the Historic Landscape (Tom Williamson, Sarah Harrison 2006)  
(Not on web)

Huntingdon & Godmanchester Market Town Transport Strategy (CCC & HDC 2003)  
[http://www.cambridgeshire.gov.uk/transport/strategies/market\\_town/hunt\\_mts.htm](http://www.cambridgeshire.gov.uk/transport/strategies/market_town/hunt_mts.htm)

Huntingdon Conservation Area Boundary Review (HDC 2007) and subsequent  
Conservation Area Boundary decision 2007  
<http://www.huntsdc.gov.uk/NR/rdonlyres/D78871B6-AE8B-44B8-9407-5F36C6D80E62/0/HuntingdonConservationAreaCharacterAssessment1.pdf>  
<http://www.huntsdc.gov.uk/NR/rdonlyres/3E452262-1ABB-4086-AF48-C793E711D6A4/0/HuntingdonBoundaryReview1.pdf>

Huntingdon Town Centre – A Vision and Strategy for Growth and Quality (Civic Trust  
2000)  
<http://www.huntsdc.gov.uk/NR/rdonlyres/E86FAE0B-ECA6-480D-B53C-EE58A3D98DD1/0/HuntingdonReportSection1and2.pdf>  
<http://www.huntsdc.gov.uk/NR/rdonlyres/DF7BD7F8-FDD9-460C-B98C-9EDFE6036A76/0/HuntingdonReportSection3and4.pdf>  
<http://www.huntsdc.gov.uk/NR/rdonlyres/CA2FDAC1-5E5E-4BC5-8206-E4B6A455B7A6/0/HuntingdonReportSection5.pdf>  
<http://www.huntsdc.gov.uk/NR/rdonlyres/4F560CFE-BBD8-43BC-98DC-E7187999D61E/0/HuntingdonReportSection6.pdf>

Huntingdon Town Centre Vision – Final Report (Civic Trust 2006)  
<http://www.huntsdc.gov.uk/Environment+and+Planning/Planning/Planning+Policy/Huntingdon+Town+Centre+Vision+2006.htm>

Huntingdon West Area Action Plan Preferred Option Draft Financial Viability Study (CBRE 2008)  
(Not on web)

Huntingdonshire Design Guide Supplementary Planning Document (HDC 2007)  
<http://www.huntsdc.gov.uk/Environment+and+Planning/Buildings/Urban+Design/Huntingdonshire+Design+Guide.htm>

Huntingdonshire Landscape and Townscape Assessment Supplementary Planning Document (HDC 2007)  
<http://www.huntsdc.gov.uk/Environment+and+Planning/Buildings/Urban+Design/Huntingdonshire+Landscape+and+Townscape+Assessment.htm>

Huntingdonshire Local Investment Framework – Final Report (HDC 2009)  
<http://www.huntsdc.gov.uk/Environment+and+Planning/Planning/Planning+Policy/Monitoring+and+Research.htm>

Huntingdonshire Retail Assessment Study (HDC 2005) and Update (HDC 2007)  
[http://www.huntsdc.gov.uk/NR/rdoonlyres/0C7FE537-1E1A-4D77-9E98-6116A48F84FF/0/Huntingdonshire\\_Retail\\_Assesment\\_Study.pdf](http://www.huntsdc.gov.uk/NR/rdoonlyres/0C7FE537-1E1A-4D77-9E98-6116A48F84FF/0/Huntingdonshire_Retail_Assesment_Study.pdf)

[http://www.huntsdc.gov.uk/NR/rdoonlyres/4A666ABC-A611-4F50-8FEF-ADE0701848C1/0/HuntsFollowon\\_FINALREPTApril07VSN\\_.pdf](http://www.huntsdc.gov.uk/NR/rdoonlyres/4A666ABC-A611-4F50-8FEF-ADE0701848C1/0/HuntsFollowon_FINALREPTApril07VSN_.pdf)  
[http://www.huntsdc.gov.uk/NR/rdoonlyres/DB801D25-08C4-45F1-ABDF-CF6429CCADCC/0/HuntsFollowon\\_APPENDICESVOLUMEApril07\\_finalversion.pdf](http://www.huntsdc.gov.uk/NR/rdoonlyres/DB801D25-08C4-45F1-ABDF-CF6429CCADCC/0/HuntsFollowon_APPENDICESVOLUMEApril07_finalversion.pdf)

Huntingdonshire Strategic Flood Risk Assessment (Mott MacDonald on behalf of HDC 2004)  
<http://www.huntsdc.gov.uk/Environment+and+Planning/Water/Strategic+Flood+Risk+Assessment.htm>

Huntingdonshire Sustainable Community Strategy (HDC 2008)  
<http://www.huntsdc.gov.uk/NR/rdoonlyres/0C4046F2-C533-437B-B16A-C2BAE99C03C1/0/CommunityStrategy.pdf>

HWAAP Options Assessment Report (Atkins Transport Planning 2008)  
(Not on web)

Land Drainage Byelaws (Alconbury and Ellington Drainage Board 1993)  
<http://www.idbs.org.uk/files/alconburybyelaws.pdf>

Making Design Policy Work (CABE 2005)  
<http://www.cabe.org.uk/AssetLibrary/1293.pdf>

Manual for Streets (DfT 2008)  
<http://www.dft.gov.uk/pgr/sustainable/manforstreets/pdfmanforstreets.pdf>

Open Space, Sport and Recreation Needs Assessment and Audit (PMP for HDC 2006)  
<http://www.huntsdc.gov.uk/NR/rdoonlyres/BE4149D0-00DA-4CC4-8552-0D3C80D4DA66/0/Openspacesportandrecreationneedsassessmentandaudit.pdf>

Planning for Town Centres: Guidance on Design and Implementation Tools (DCLG 2005)  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/147594.pdf>

Planning Policy Statement 1 (DCLG 2005) and Supplement Planning and Climate Change (DCLG 2007)  
<http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement1>  
<http://www.communities.gov.uk/publications/planningandbuilding/ppsclimatechange>

PPS 3 – Housing (DCLG 2006)  
<http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>

PPS 4 Consultation Draft – Planning for Sustainable Economic Development (DCLG 2007)  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/614685.pdf>

PPS 6 – Planning for Town Centres (DCLG 2005) and Proposed Changes to PPS6 (DCLG 2008)  
<http://www.communities.gov.uk/publications/planningandbuilding/pps6>

PPS 9 - Biodiversity and Geological Conservation (DCLG 2005)  
<http://www.communities.gov.uk/publications/planningandbuilding/pps9>

PPG 17 - Planning for Open Space, Sport and Recreation (DCLG 2002)  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/ppg17.pdf>

Securing the Future – Delivering UK Sustainable Development Strategy (DCLG 2005)  
[http://www.defra.gov.uk/sustainable/government/publications/uk-strategy/documents/SecFut\\_complete.pdf](http://www.defra.gov.uk/sustainable/government/publications/uk-strategy/documents/SecFut_complete.pdf)

Sustainable Construction in Cambridgeshire - A Good Practice Guide (Cambridgeshire Horizons and Cambs CC, 2006)  
<http://www.cambridgeshirehorizons.co.uk/doclib/SustainableConstruction.pdf>

Strategic Housing Land Availability Assessment (HDC 2008)  
<http://www.huntsdc.gov.uk/Environment+and+Planning/Planning/Planning+Policy/Strategic+Housing+Land+Availability+Assessment.htm>

Strategic Open Spaces User Survey Prepared for Cambridgeshire County Council (BMG 2004)  
(Not on web)

Submission Core Strategy (HDC 2008)  
[http://www.huntsdc.gov.uk/NR/rdonlyres/4E31EF6B-7B75-4680-B891-8D0A994B0096/0/submission\\_core\\_strategy\\_1.pdf](http://www.huntsdc.gov.uk/NR/rdonlyres/4E31EF6B-7B75-4680-B891-8D0A994B0096/0/submission_core_strategy_1.pdf)

The Community Infrastructure Levy (DCLG 2008)  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/communityinfrastructuerelevy.pdf>

West of Town Centre Urban Design Framework (Civic Trust 2002)

<http://www.huntsdc.gov.uk/NR/rdonlyres/4AF48FB6-9B6F-44A1-A44D-B706CDC43F1B/0/finalreportSM.pdf>

50 Year Wildlife Vision for Cambridgeshire and Peterborough (Cambridgeshire CC 2002)

[http://www.cambridgeshire.gov.uk/environment/countryside/natureconservation/action/partnership/publications/vision\\_map.htm?wbc\\_purpose=http%3a%2f%2fwww.intel.com%3f%22%3e%3c%22%3e%3c](http://www.cambridgeshire.gov.uk/environment/countryside/natureconservation/action/partnership/publications/vision_map.htm?wbc_purpose=http%3a%2f%2fwww.intel.com%3f%22%3e%3c%22%3e%3c)