

EMERGING DEVELOPMENT / PLANNING BRIEF

**OLD FIRE STATION AND DEPOT SITE, HUNTINGDON STREET,
ST NEOTS**

(Report by HEAD OF PLANNING SERVICES)

1. INTRODUCTION

- 1.1 This planning brief examines the redevelopment opportunities on land in and around the Old Fire Station and Depot, off Huntingdon Street, St Neots. It presents the planning policy context for the potential redevelopment of this area for uses appropriate to the town centre.
- 1.2 Development Management Panel has been asked to consider the draft brief and make relevant comments. Once representations have been considered and reported to Cabinet, it is intended to adopt the document as planning guidance to accompany sales particulars when marketing the land.

2. BACKGROUND

- 2.1 Now that the old fire station has been demolished and the household waste depot has been relocated, an opportunity has arisen to consider other possible uses for this site.
- 2.2 Cabinet resolved in its meeting of 23rd July 2009 to prepare a development brief to aid with the marketing and disposal of the leasehold of the site.
- 2.3 It is important that we should not just look at the old fire station and depot sites in isolation, but should also look at the car park and the Shady Walk recreation ground as well, so as to make the most efficient use of this location.
- 2.4 It is considered that the site would be appropriate for a variety of town centre uses, possibly incorporating new community and leisure facilities.

3.0 THE PLANNING BRIEF

- 3.1 The purpose of this planning brief is to ensure that all of the aspirations for this area can be brought together to create well planned, designed and appropriate development on site.

3.2 Particularly important is ensuring that any potential development can be satisfactorily accommodated on the site, bearing in mind the constraints on this site; proximity to listed buildings / conservation area / important trees / relationships with neighbours.

3.3 The planning brief sets design parameters for the successful development of the site. Indicative layouts are shown that illustrate what could be achieved, and also highlights potential constraints.

4. CONCLUSION

4.1 Production of a planning brief is best practice and will help to secure the most appropriate form of development over this site. Any comments or changes will be brought to Cabinet before it is approved.

5. RECOMMENDATION

5.1 To consider the possible development and design options for this site, and give guidance about the potential acceptability of those options (which could then be appropriately incorporated into the finalised document).

BACKGROUND INFORMATION

Huntingdonshire Core Strategy 2009
St Neots Town Centre Vision 2004

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