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## **Development Management Panel**

### **Report of the meeting held on 18th October 2010**

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#### **URBAN DESIGN FRAMEWORK: ST NEOTS EASTERN EXPANSION**

Following a presentation on the proposed urban design framework for the development of land east of the railway line in St Neots and discussion on the objectives to be achieved, the Panel has made a series of comments for consideration by the Cabinet prior to adoption of the framework document.

Principally these comments relate to –

- ◆ the impact of the development on local traffic in Little Paxton and Priory Park and on the A428;
- ◆ the importance of the improvement (dualling) scheme for the A428 Caxton to the A1 Black Cat roundabout and the desire that this should proceed in the short-term;
- ◆ the establishment of a new secondary school for the town;
- ◆ the integration of the new development by footpath, cycleway and road with the existing town;
- ◆ the provision of much-needed community facilities;
- ◆ awareness of the potential impact of a retail unit in the “district centre” which could have a detrimental effect on the vitality and vibrancy of the town centre;
- ◆ the need to take account of the findings of the St Neots health check; and
- ◆ the need to consider carefully the planning of the development in terms of phasing and size albeit accepting that the latter could generate Section 106 contributions which could achieve the facilities considered to be desirable by the Panel

Notwithstanding these views, the Panel accepted the potential design parameters and objectives contained in the design framework.