

1. COMT	14 <sup>TH</sup> NOVEMBER 2011
2. DEVELOPMENT MANAGEMENT PANEL	21 <sup>ST</sup> NOVEMBER 2011
3. OVERVIEW AND SCRUTINY (ENVIRONMENTAL WELLBEING)	5 <sup>TH</sup> DECEMBER 2011
4. CABINET	8 <sup>TH</sup> DECEMBER 2011

**RAF BRAMPTON URBAN DESIGN FRAMEWORK  
(Report by Head of Planning Services)**

**1. INTRODUCTION**

- 1.1 The purpose of this report is to update Cabinet regarding the recent consultation about the draft RAF Brampton Urban Design Framework (Draft UDF) and, taking account of any appropriate additional comments from the Overview and Scrutiny (Environmental Wellbeing) Panel and the Development Management Panel, to recommend the approval of the Draft UDF (incorporating minor adjustments) as planning guidance to inform the development of Council policy and the consideration of potential planning applications.

**2. BACKGROUND INFORMATION**

- 2.1 The Draft UDF seeks to establish positive planning, urban design, and development principles for the potential development at RAF Brampton in line with the principles established in the adopted Huntingdonshire Core Strategy (2009). In particular, the Draft UDF provides a framework to enable the delivery of a high quality, sustainable, mixed-use development.
- 2.2 At the Core Strategy Examination in Public, an independent Planning Inspector examined the principle of development in this area and found it to be sound. The following extracts from Planning Inspector's report, dated 29<sup>th</sup> July 2009, confirm the basis on which RAF Brampton was selected.

*3.43 In the case of the Huntingdon Spatial Planning Area this includes Godmanchester and Brampton. Godmanchester is virtually contiguous to Huntingdon and relies on the market town for most of its needs, and at RAF Brampton there is an extensive area of previously developed land which can be used for large scale mixed development, avoiding the need to take further greenfield land around Huntingdon. I find this to be a sound and realistic approach which would recognise the close relationship between the Market Town and the Key Service Centres nearby. These developments with their improved public transport will be served by Huntingdon railway station and extensive bus services, including the new priority bus and guided bus route linking Huntingdon / St Ives with Cambridge.*

*3.46 With its grouping of settlements within the Spatial Planning Area Huntingdon has ample opportunity for sustainable growth. There is previously developed land at Huntingdon West which is the subject of a forthcoming Area Action Plan. Brampton and Godmanchester are closely linked to Huntingdon and RAF Brampton, a previously developed site, has*

*potential for mixed use after 2012. Although the Godmanchester and Fenstanton developments may have to wait for road improvements, the development at Huntingdon West and RAF Brampton is not similarly constrained.*

- 2.3 The Draft UDF was subject to extensive public consultation between 12<sup>th</sup> September and 21<sup>st</sup> October 2011. The consultation was well publicised in 'Brampton Matters' (the village magazine), the local press, on posters and flyers, and through the Parish and District Council websites. A pre-consultation event staffed by Planning Services officers was held on 5<sup>th</sup> September 2011. Consultation exhibitions were staged at Brampton Memorial Centre during the consultation period and again these were staffed by Planning Services officers on 22<sup>nd</sup> September and 3<sup>rd</sup> October 2011. An evening village meeting was held on 12<sup>th</sup> September 2011 where Planning Services officers presented the Draft UDF and answered questions. Some 80 members of the public attended. A substantial and detailed response was received from the Parish Council along with comments from statutory consultees. In total, 166 written responses were received from 52 respondents.
- 2.4 For planning purposes, within the adopted Core Strategy, RAF Brampton is identified as a strategic area of mixed-use development within the built up area.
- 2.5 The Draft UDF preferred option sets out urban design principles, places significant emphasis on providing enhanced public open space, ensures integration with Brampton village, and reflects the historic form in particular through protecting and enhancing the setting of Brampton Park House and referencing the existing structure of the site.
- 2.6 With regard to the capacity of development at RAF Brampton, as identified in the Draft UDF, the site has capacity for 400 dwellings, 3.2ha of employment land, provision for one or two neighbourhood shops, community facilities, and publically accessible open space. A plan showing the proposed disposition of land uses (taken from the Draft UDF) is at Appendix A.

### **3. CONSULTATION THEMES**

- 3.1 A summary of the consultation comments and the District Council responses can be found at Appendix B. The main consultation themes that emerged were as follows:
- Retention of Brampton Park Theatre
  - Traffic and transport
  - Footpaths and cycle paths
  - Flooding
  - Housing
  - Trees and open space
  - Social infrastructure
  - Environmental infrastructure
  - Proposed shop
  - Process issues

## **4. CONCLUSIONS**

- 4.1 A range of comments was received on the proposals set out in the Draft UDF. There is little evidence of challenge to the principles of a significant mixed-use development on this site. There is both support for and objection in parts to the detail within the Draft UDF. The main objections derive from users and supporters of the Brampton Park Theatre, many of whom live in Brampton itself. Following a request from some of these objectors, members of the Parish Council and recommendations of the RAF Brampton Working Group, alternative plans will be incorporated into the final document to show the potential retention of the theatre building or the theatre plus the attached junior ranks mess respectively.
- 4.2 It is considered that the principles set out in the Draft UDF establish a robust framework for the delivery of the District Council's adopted Core Strategy policies for mixed-use development in this area. The Draft UDF secures the opportunity to create a high quality, mixed-use development set within a mature landscaped framework with important integration with Brampton village
- 4.3 It is intended that the UDF will be used as planning guidance to inform emerging Council planning policies and to provide a robust framework for the consideration of any planning applications received in the interim.

## **5. RECOMMENDATION**

- 5.1 It is recommended that Cabinet authorises the Executive Councillor for Strategic Planning and Housing, in conjunction with the Chairman of the Development Management Panel and the Head of Planning Services, to finalise and approve the RAF Brampton Urban Design Framework as planning guidance to inform Council policy and Development Management decisions on potential planning applications.

## **BACKGROUND INFORMATION**

Draft RAF Brampton Urban Design Framework September 2011

(This document can be found on the HDC website at the following link:

[http://www.huntingdonshire.gov.uk/Planning/Urban%20Design/Brampton/Pages/RAF BramptonUrbanDesignFramework.aspx](http://www.huntingdonshire.gov.uk/Planning/Urban%20Design/Brampton/Pages/RAF%20BramptonUrbanDesignFramework.aspx))

Adopted Huntingdonshire Core Strategy 2009

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**APPENDIX A**

**PLAN OF RAF BRAMPTON – PROPOSED DISPOSITION OF LAND USES**

## **APPENDIX B**

### **SUMMARY OF DRAFT RAF BRAMPTON URBAN DESIGN FRAMEWORK CONSULTATION COMMENTS AND DISTRICT COUNCIL RESPONSES**