

**COMT
OVERVIEW & SCRUTINY
(ENVIRONMENTAL WELLBEING)
DEVELOPMENT MANAGEMENT PANEL
CABINET**

**25 JUNE 2012
10 JULY 2012**

**16 JULY 2012
19 JULY 2012**

**BEARSCROFT FARM, GODMANCHESTER
DRAFT URBAN DESIGN FRAMEWORK
(Report by Head of Planning Services)**

1. INTRODUCTION

- 1.1 The Draft Urban Design Framework (Draft UDF) for land at Bearscroft Farm, Godmanchester has been issued for public consultation. The Draft UDF contains urban design principles and alternative design ideas for this location. The outcomes of the consultation will be reported to Cabinet, and approval sought to authorise the finalisation of the Urban Design Framework to inform Council policy and Development Management decisions on potential planning applications.

2. BACKGROUND

- 2.1 The principle of development in this location was established in the adopted Huntingdonshire Core Strategy (September 2009). The location is described in Policy CS2 of the Core Strategy and indicated as a mixed use development area on the Core Strategy Key Diagram.
- 2.2 The Draft Urban Design Framework (Draft UDF) has been developed to describe the main planning and design factors that prospective developers must address in delivering a sustainable urban extension to the east and south east of Godmanchester.
- 2.3 An outline planning application has been received from the owners of a large site in this location (reference 1200685OUT) and this will be considered by Development Management Panel in due course. The applicant has been aware of the Council's intention to consult on a Draft UDF since the start of this process.

3. DRAFT UDF PREPARATION AND CONSULTATION PROCESS

- 3.1 The preparation of the Draft UDF has been informed by a Working Group consisting of appropriate elected Councillors from Godmanchester Town Council, Huntingdonshire District Council, and Cambridgeshire County Council. The Working Group meetings have been chaired by the Chairman of the HDC Development Management Panel.
- 3.2 The Working Group has been involved in discussing a series of issues relevant to the future development of land in this location. Key issues that the Working Group has considered have included:

- The need for integration of new development with existing town
 - The impact of the A1198 road on new development and integration, and potential options for realigning the road
 - The possible extent and scale of the development
 - The requirement for a new primary school related to new development in this location
 - The provision and location of employment land as part of any new development
 - The location and scale of new retail and related facilities as part of any new development
 - Open space and community requirements
 - Sustainable drainage
 - Creating attractive new gateways / entrances to the town
- 3.3 At its meeting on 11th June 2012 the Working Group agreed a series of broad urban design ideas for the development area that should be issued for consultation, and these have been included in the Draft UDF. A viability assessment was commissioned by the District Council and this concluded that the potential urban design ideas could be delivered.
- 3.4 The public consultation period for the Draft UDF is from 20th June 2012 to 11th July 2012. The consultation includes a staffed exhibition at Queen Elizabeth School Hall in Godmanchester held on Monday 2nd July 2012. This has been publicised by Godmanchester Town Council and advertised through a leaflet drop. The consultation has also been issued through the District Council's consultation portal.

4. **RECOMMENDATION**

- 4.1 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 Draft Urban Design Framework for Bearscroft Farm, Godmanchester to inform Council policy and Development Management decisions on potential planning applications.

Background Papers:

Draft Urban Design Framework for Bearscroft Farm, Godmanchester

The document can be found at: <http://consult.huntingdonshire.gov.uk/portal>

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