

# St. Ives Neighbourhood Plan

Town Council Update, March 2023\_v2

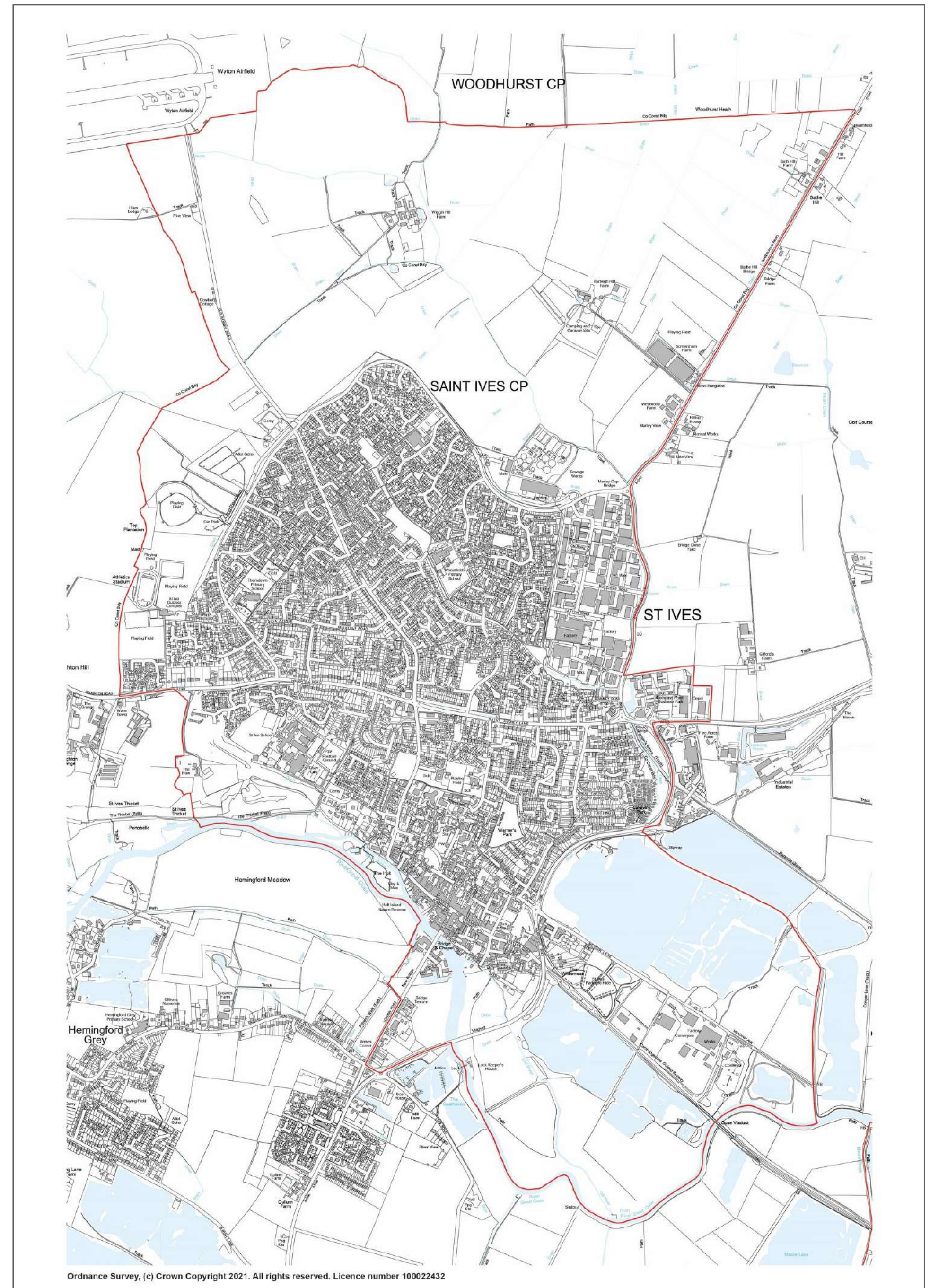
Prepared by Oneill Homer





# Content

- neighbourhood planning
- the story so far
- the challenges
- the key objectives
- the draft policies
- the next steps

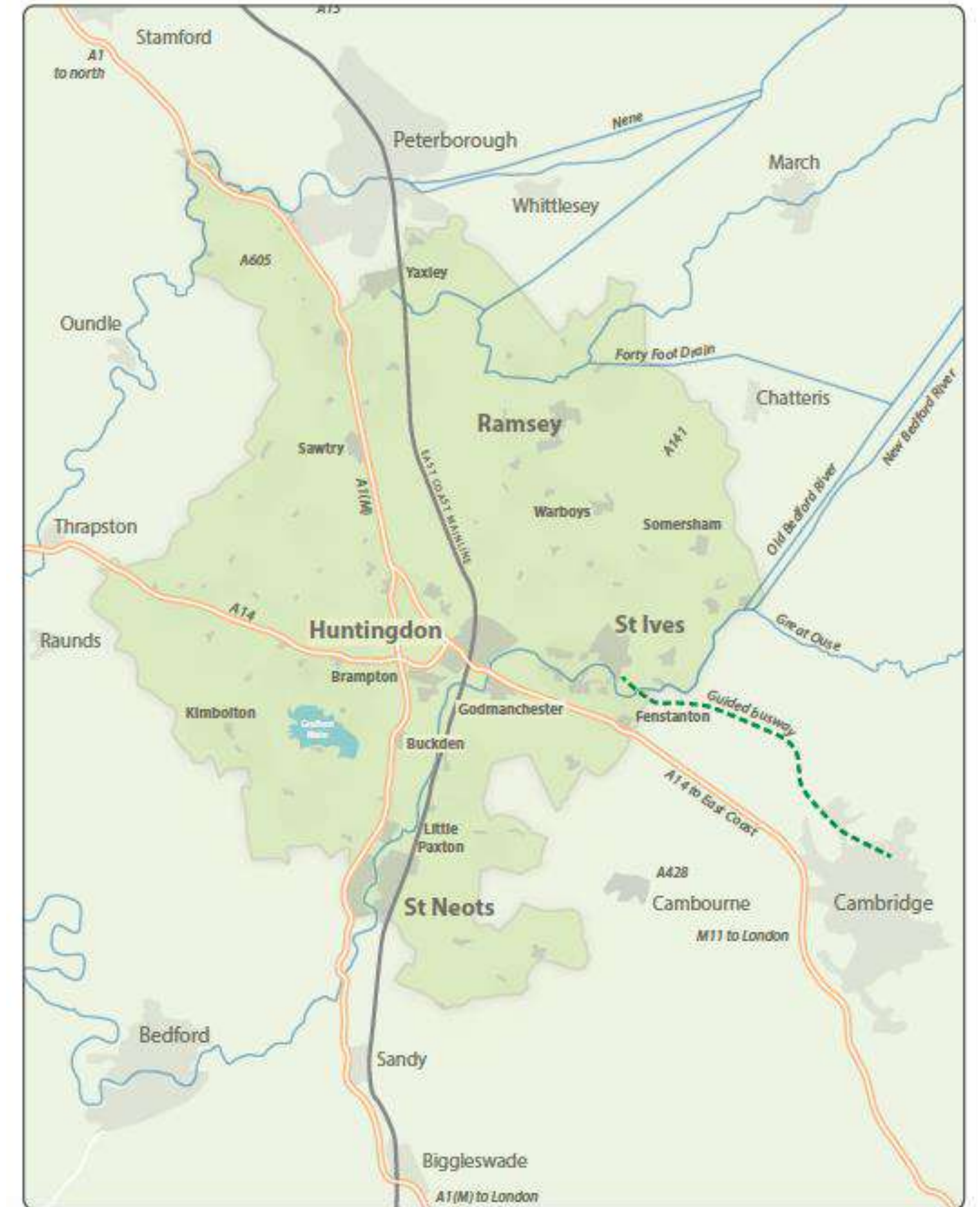




# neighbourhood planning

## the essential features

- part of the statutory ‘development plan’ alongside a Local Plan so confined to ‘land use and development’ matters only
- informs the determination of planning applications including S106 agreements and planning conditions
- ‘made’ following a successful independent examination and then referendum
- examination tests ‘basic conditions’; referendum tests community support
- a third of towns/parishes have started and a third of them have been made
- St Ives and its “connectivity” to the Greater Cambridge economy is of increasing relevance to the town - as outlined in the St Ives Huntingdonshire Baseline Report: HDC; October 2021

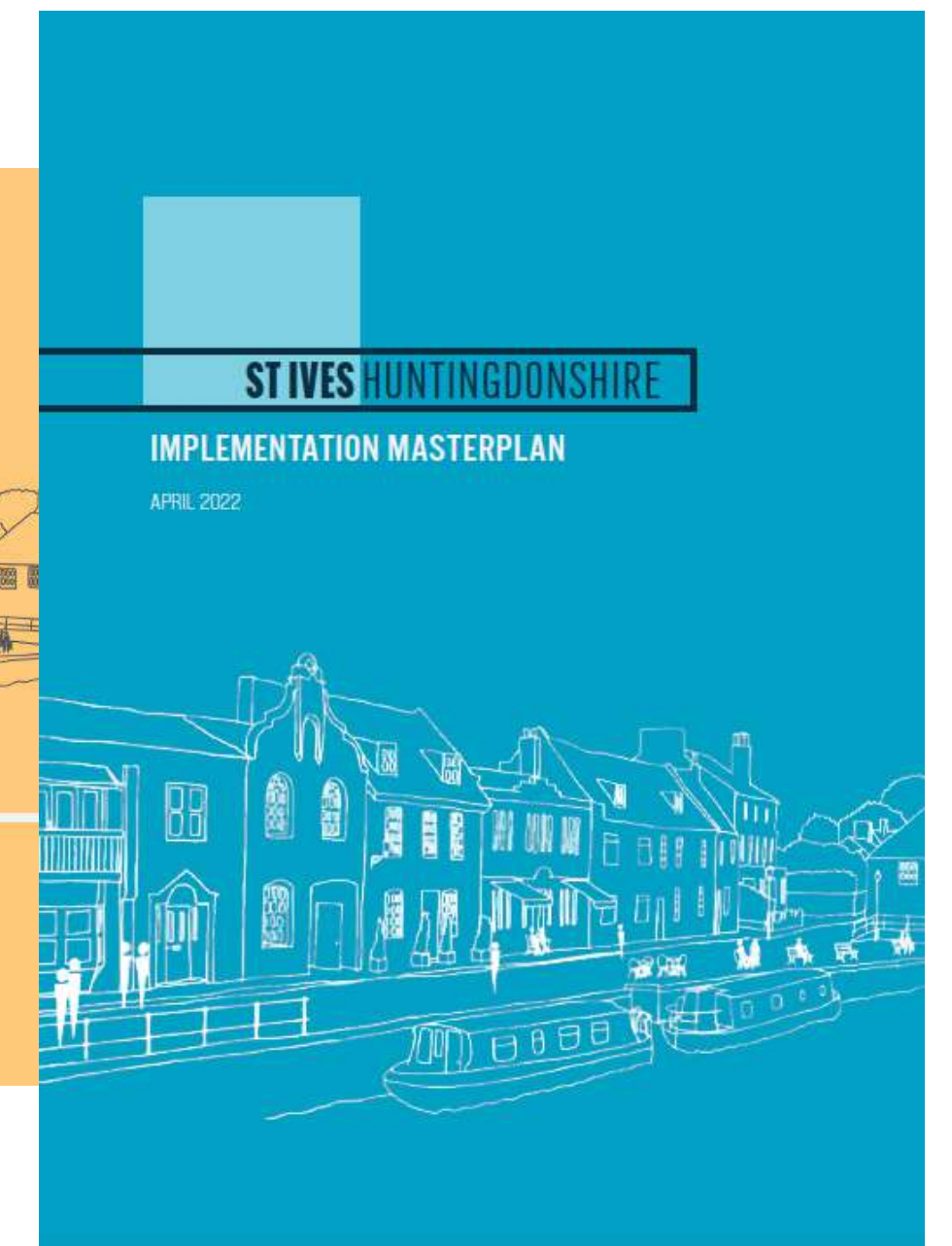




# The St Ives NP

## the story so far

- NP designated by HDC in 2019
- NP vision and action plan Nov 2019
- Community Consultation on policy themes July 2021
- work on evidence analysis and policy ideas drafting
- response to draft HDC Implementation Masterplan
- preparation of draft NP for statutory consultation during Q2 2023





# The St Ives NP

## the challenges

- proposed changes to national planning policy
- lag between governments net zero and nature recovery ambitions and planning policy
- implications for NP of recently published documents by HDC
- Implications of St Ives Implementation Masterplan projects for St Ives Town Centre
- HDC Local Plan Full Update announced (24/01/23) but uncertainty over direction of travel

## new evidence published by HDC since project inception:

- Huntingdonshire Tree Strategy ([2020](#))
- HDC Landscape and Townscape SPD ([March, 2022](#)) – St Ives Spatial Planning Area
- Prospectus for Growth (2021)
- St Ives Market Town Vision and Briefing Paper (GHD/Urban Silence, May 2021)
- St Ives Baseline Report (Oct 2021)
- Draft St Ives Implementation Masterplan (received Aug 2022)

# The St. Ives NP

## key themes

- revitalising and diversifying the town's economy
- design and heritage
- community facilities
- active and healthy lifestyles
- nature recovery and climate change





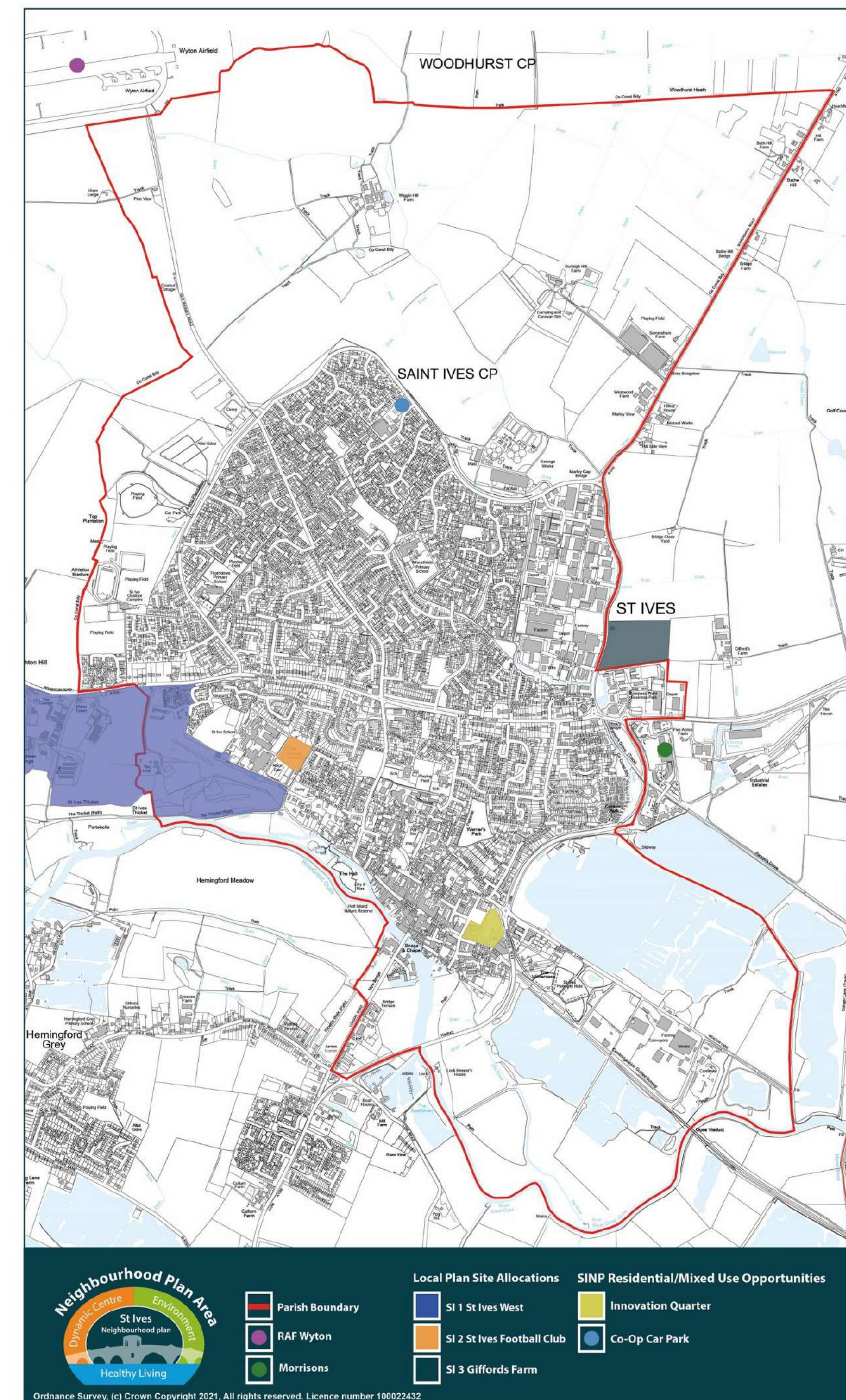
# St. Ives NP

## draft policies

### SI1 A Spatial Strategy for the Town

*To articulate the town vision into a spatial strategy of specific elements illustrated with a key diagram.*

*Note: this general policy is intended to reinforce the basis of the town centre 'brownfield first' strategy and its component parts rather than head straight into the site specific policies.*





# St. Ives NP

## draft policies

### SI2 A Successful and Prosperous Town Centre

*To articulate the history and nature of the town centre, its historic core and retail uses to support opportunities for heritage led and community focussed renewal and investment - maintaining a healthy mix of retail and service use, 'greening' the town centre, improving pedestrian connectivity, creating 'shared space' for cultural/art/market purposes....*

*(Note: the policy might also attempt to refine the mix of the Commercial, Business and Service and other town centre uses within the town centre and Primary Shopping Area to encourage and manage positive change. But is dependant on the quality of the Town Centre baseline evidence. If this evidence lacks the necessary specifics then the policy may have to be more aspirational than setting out requirements to replace the HDC Local Plan policy, unless new evidence can be gathered to say more on Class E mix, quantum etc and on where precisely the primary shopping area is. It may be appropriate to include a separate Town Centre Retail Policy)*

#### St Ives Character Area 1: The Historic Centre



Market Hill has a strong historic character with many individually designed and now listed buildings



Queen Victoria's 1897 Jubilee Fountain forms a focal point on The Broadway

#### St Ives Character Area 4: Station Road



The supermarket has a large scale relatively low form



Redeveloped homes at Oldman Court



# St. Ives NP

## draft policies

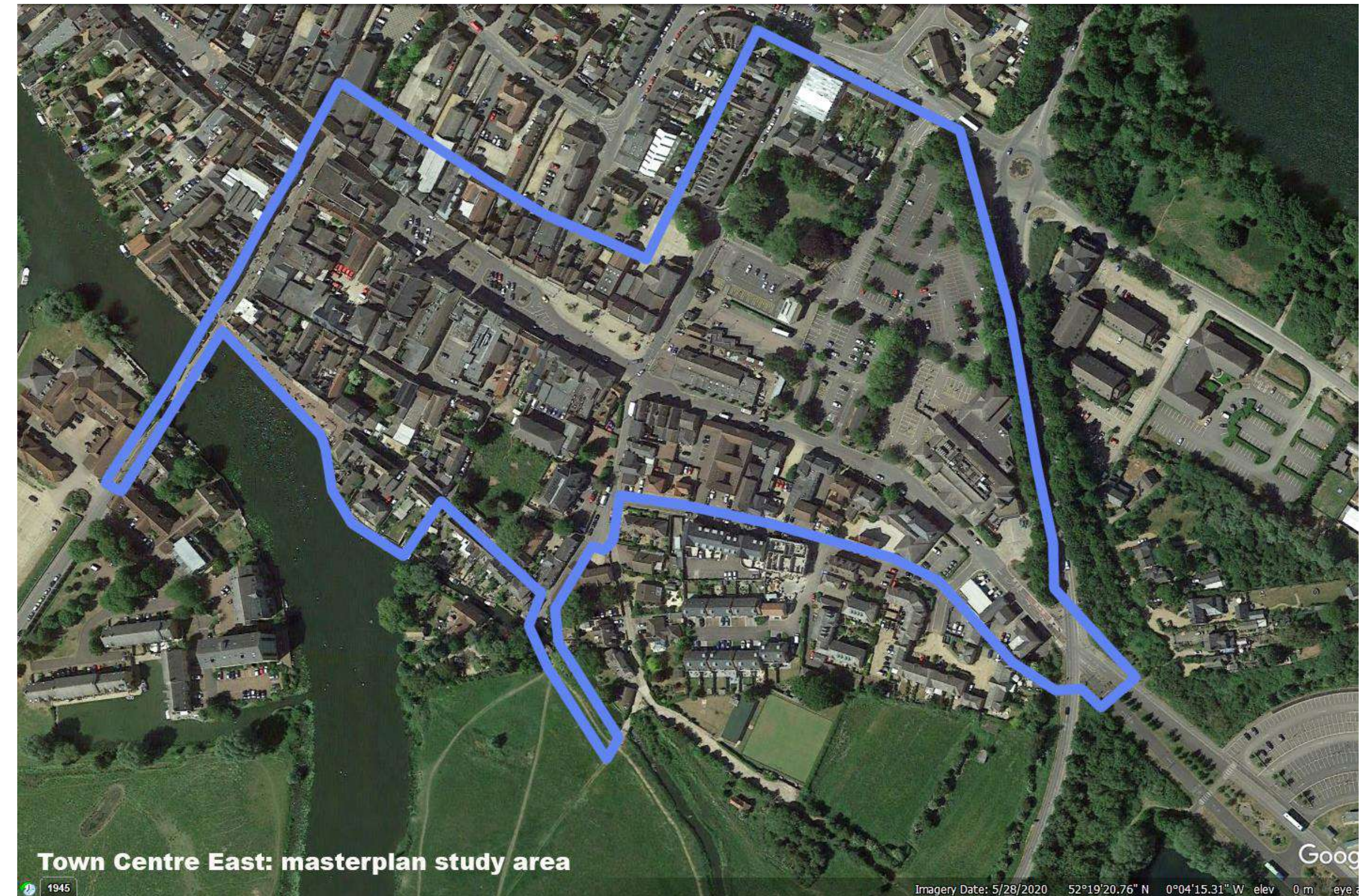
### SI3 Town Centre East - Regeneration Opportunities

*Initiated by a review of the HDC Masterplan proposals which concluded that insufficient consideration had been given to the potential for regenerating the eastern end of the town centre.*

*The purpose of the high level study will be to create a template for a series of connected improvements that will lead to a better integrated development of the Cattle Market car park site, provide a catalyst for regenerating the eastern part of the town centre, and improve its pedestrian environment. The Study Area is outlined in blue*

*The purpose of the study is to provide a structure for:*

- *Providing continuity between Station Road & Market Hill*
- *Improving the functions and setting of Station Road*
- *Making a gateway at the eastern entrance to the town from the busway*



- *Creating a new open space and focus at the eastern end*
- *Integrating the river frontage*
- *Improving pedestrian/cycle routes and linkages*
- *Increasing access to blue and green infrastructure*



# St Ives NP

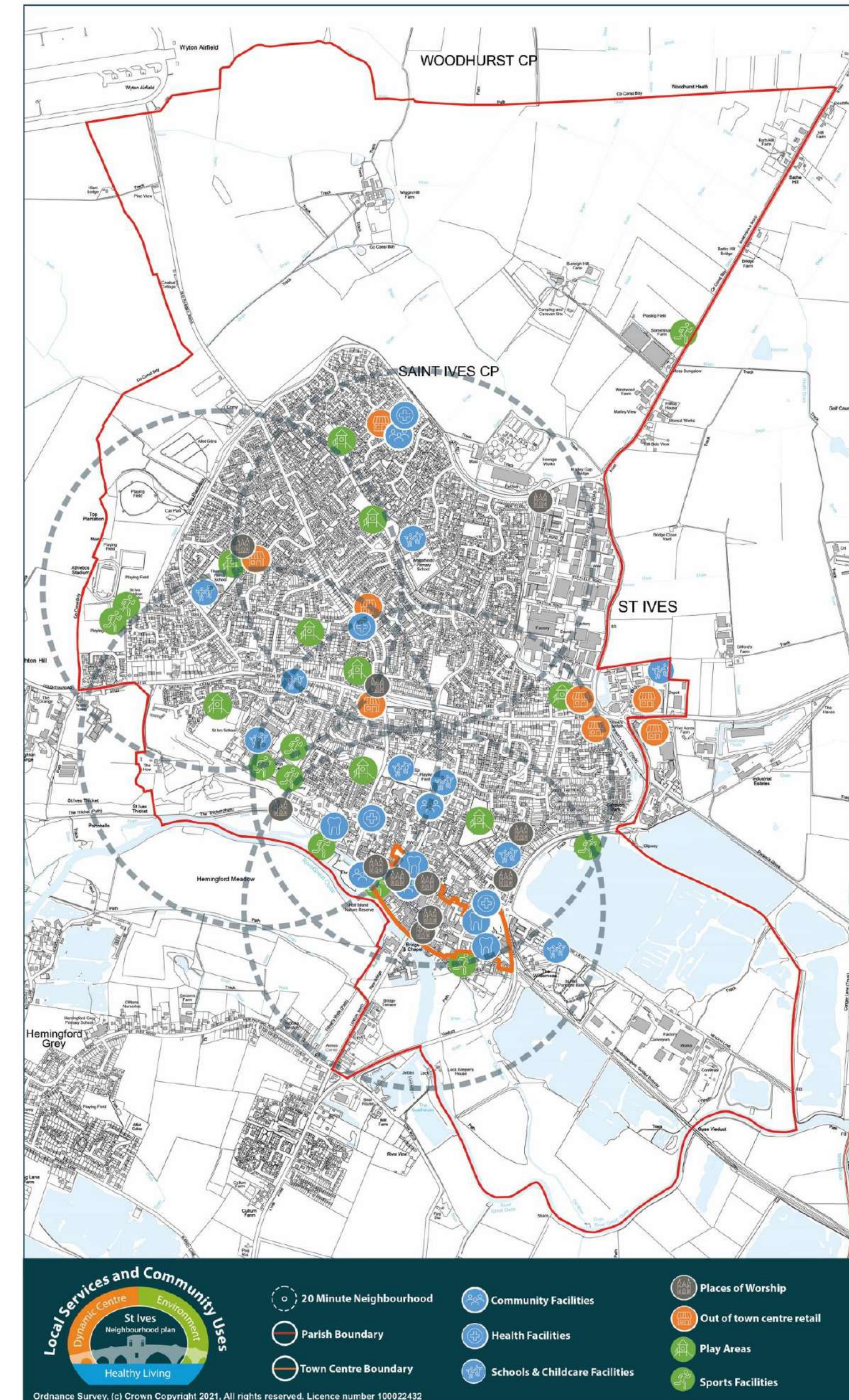
## draft policies

### SI4 Twenty Minute Neighbourhoods

*We've identified a wide range of facilities in the Parish that we know our local communities enjoy and cherish, ranging from our schools, sports grounds, play areas to our community centres and local shops.*

*This policy is intended to support proposals to improve established every day/convenience Class E and community uses from a loss to other uses and to support the provision of new uses.*

*Note: this idea is inspired by this approach being taken in other NPs and Local Plans covering towns like St Ives, in order to help reduce the demand for car based travel for what could be simple, short, safe trips for day-to-day goods and services.*





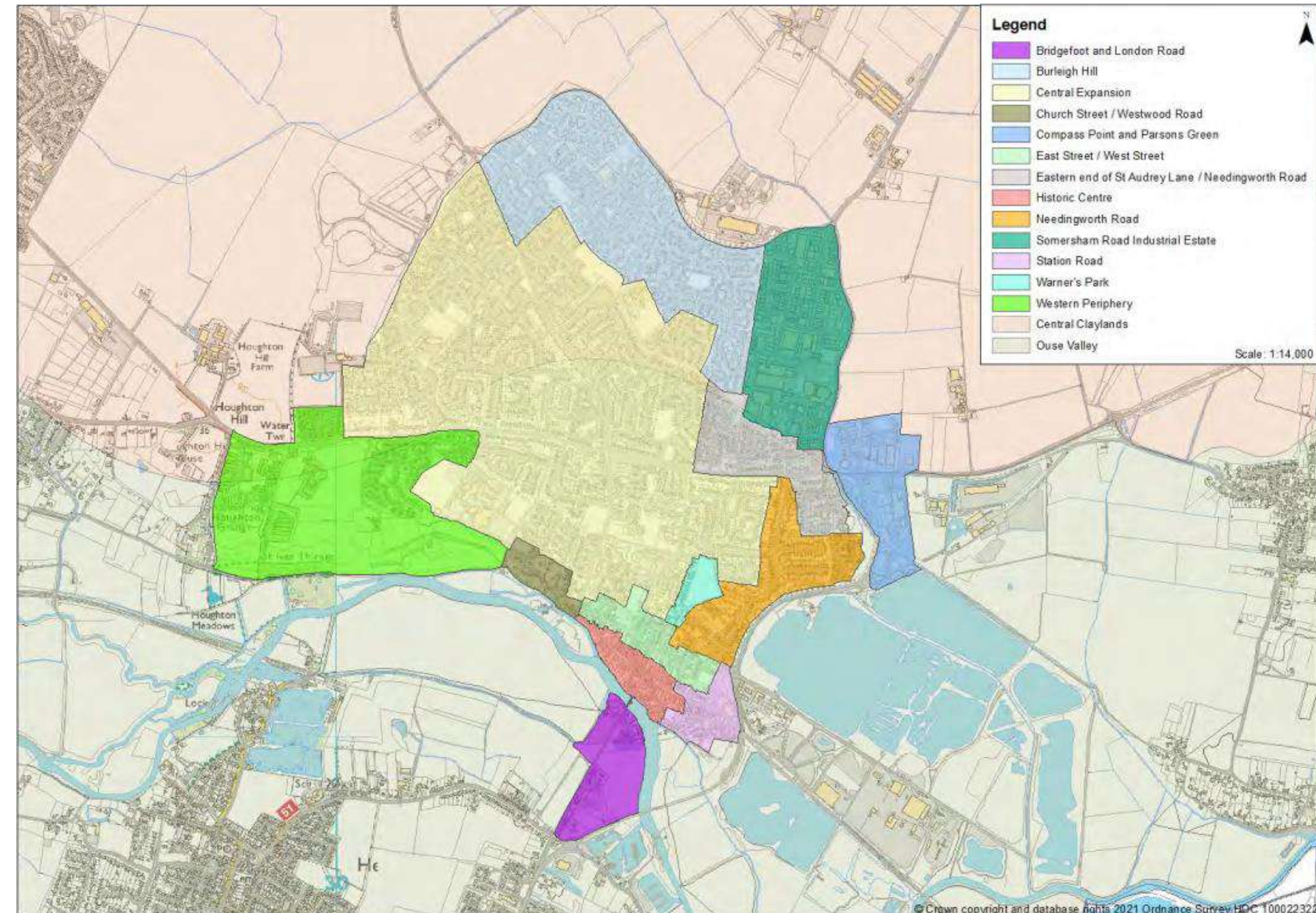
# St Ives NP

## draft policies

### SI5 Design Character Areas

*To identify on the Policies Map the thirteen individual character areas (from the HDC Landscape and Townscape SPD) covering the town, including its Conservation Area, for the operation of policy SI6.*

*Note: there is wealth of character area appraisal data that divides the town into character areas for the correct application of policy SI6. Ideally, this needs setting out in a simple, separate document that pulls that data together in one place.*





# St Ives NP

## draft policies

### SI6 High Quality Design

*To require all proposals to be of high quality design and to adhere to the design principles and essential characteristics and local distinctiveness of each character area as relevant to the proposals nature, scale and location.*

*The policy will reinforce the 10 characteristics for a well designed place, including local heritage, streetscape character and the value that street trees and hedge boundary treatment bring to this character.*



Site A: High quality materials and overall architectural design



Site B: Reinforcing the burgage plot



# St Ives NP

## draft policies

### SI7 'Building for a Healthy Life'

*A policy requiring the inclusion of a 'Building for a healthy Life' audit report with major applications.*

*The use of the BfHL design assessment toolkit is of most benefit if used as early as possible in the evolution of significant projects that are likely to be of public interest such as large-scale housing and mixed-use developments.*

*The intent of this policy is also that there will be a design assessment and review panel (SI13) for all significant planning applications.*





# St Ives NP

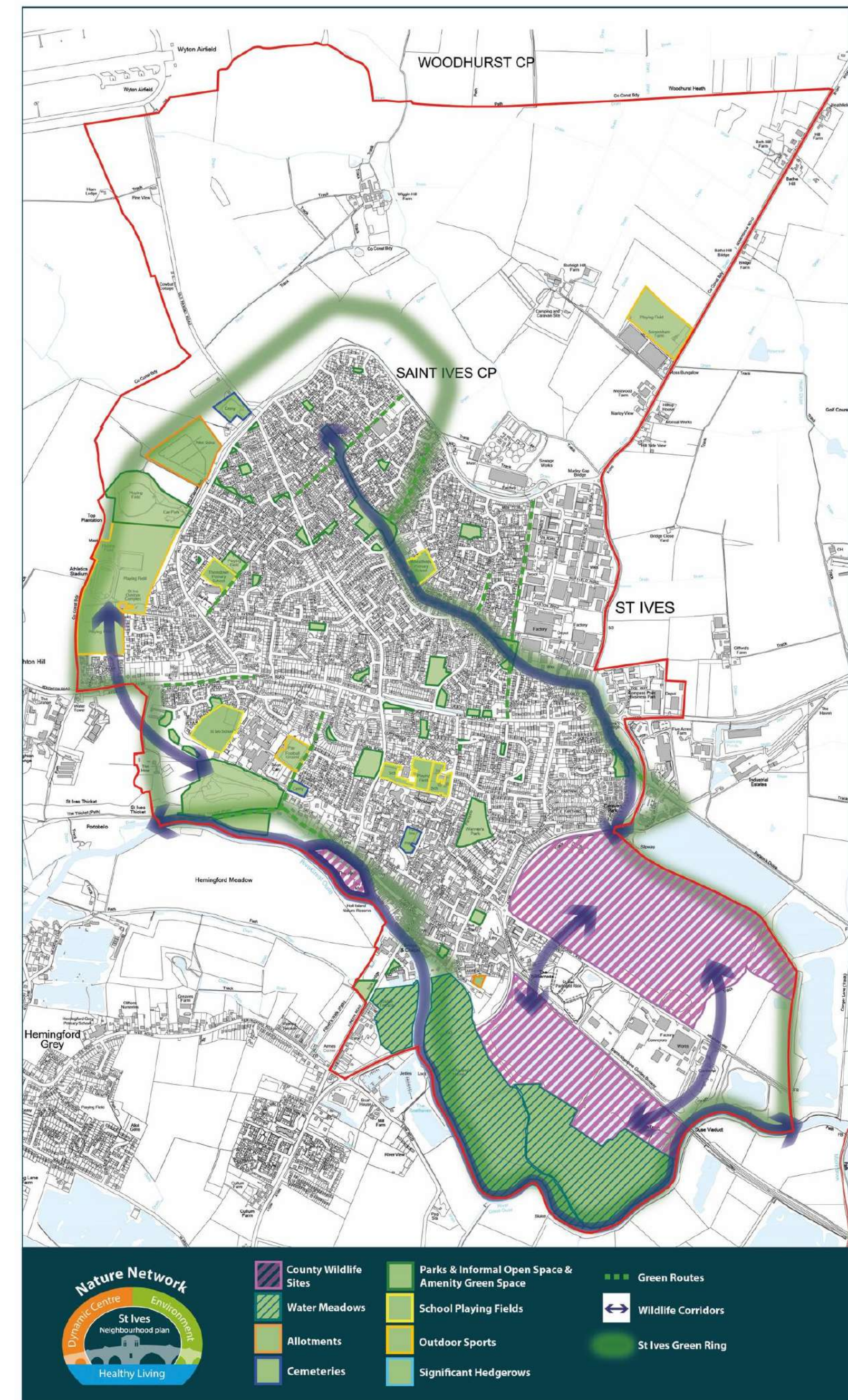
## draft policies

### SI8 St Ives Green Infrastructure Network

*Much of the southern half of the town is identified by HDC as a 'Green Infrastructure Priority Area'. The Great Ouse Valley flood meadows are a major landscape, nature conservation and recreational asset. Climate change is making this type of 'green infrastructure' more valuable in a variety of ways, as well as being important for the local community to enjoy.*

*Green infrastructure serves to balance built development - it facilitates opportunities for people to access open space and provides habitats for wildlife. Improving the ecological, visual, heritage and recreational value of our town brings environmental, social and health benefits. Berman Park is a recent addition to the town's green infrastructure..*

*By embracing these nature and biodiversity features it gives them more importance in the planning system and contributes to health and wellbeing.*





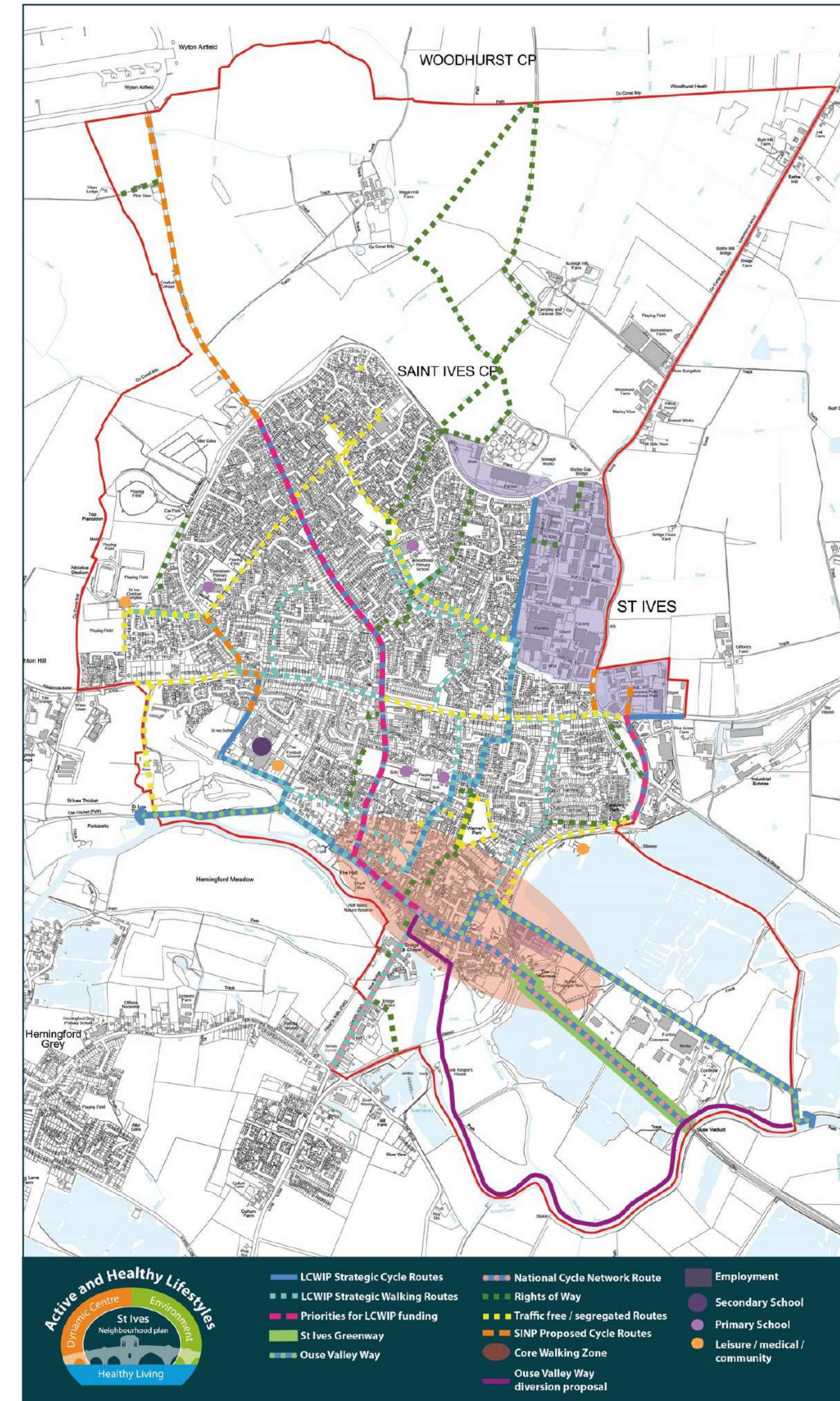
# St Ives NP

## Draft policies

### SI9 Active Travel Network

*We've identified a network of important walking, cycling routes through the Parish so that we can protect them and require future development proposals to improve their quality and connectivity.*

*The network is intended to encourage active and healthy travel, and to provide guidance for proposals and where appropriate to require S106 contributions for improvements.*





# St Ives NP

## draft policies

### SI10 Net Zero Carbon Building Design

*One of the most important measures we can take to tackle climate change is in how we design new buildings to ensure they are 'zero carbon ready' now, so we don't have to expensively retrofit them in only a few years' time (at an estimated cost per dwelling of between £15K/£25K)*

*PassivHaus is the most common and rigorous design approach, although the build cost is slightly higher than normal, the ongoing energy cost to occupiers is a fraction of the cost now (so avoiding fuel poverty). This design approach also avoids the 'performance gap'. Not every site can be designed in this way, but many can and we want them to, to avoid adding to the retrofitting costs of the existing building stock.*





# St Ives NP

## draft policies

### SI11 Urban Greening

*To require either all or major (> 10 dwellings or > 1000 sq.m. commercial) development schemes to incorporate more and better urban greening (trees, green roofs, green walls, rain gardens etc) by using an Urban Greening Factor measurement scheme.*

*Note: This idea is inspired by the London Plan equivalent which would seem to fit well in urban area like St Ives too as an effective climate change adaptation measure. The London metric can be copied across if considered directly relevant or it can be modified.*



% Tree Canopy Cover Source: [Forestry Map ArcGIS](#)



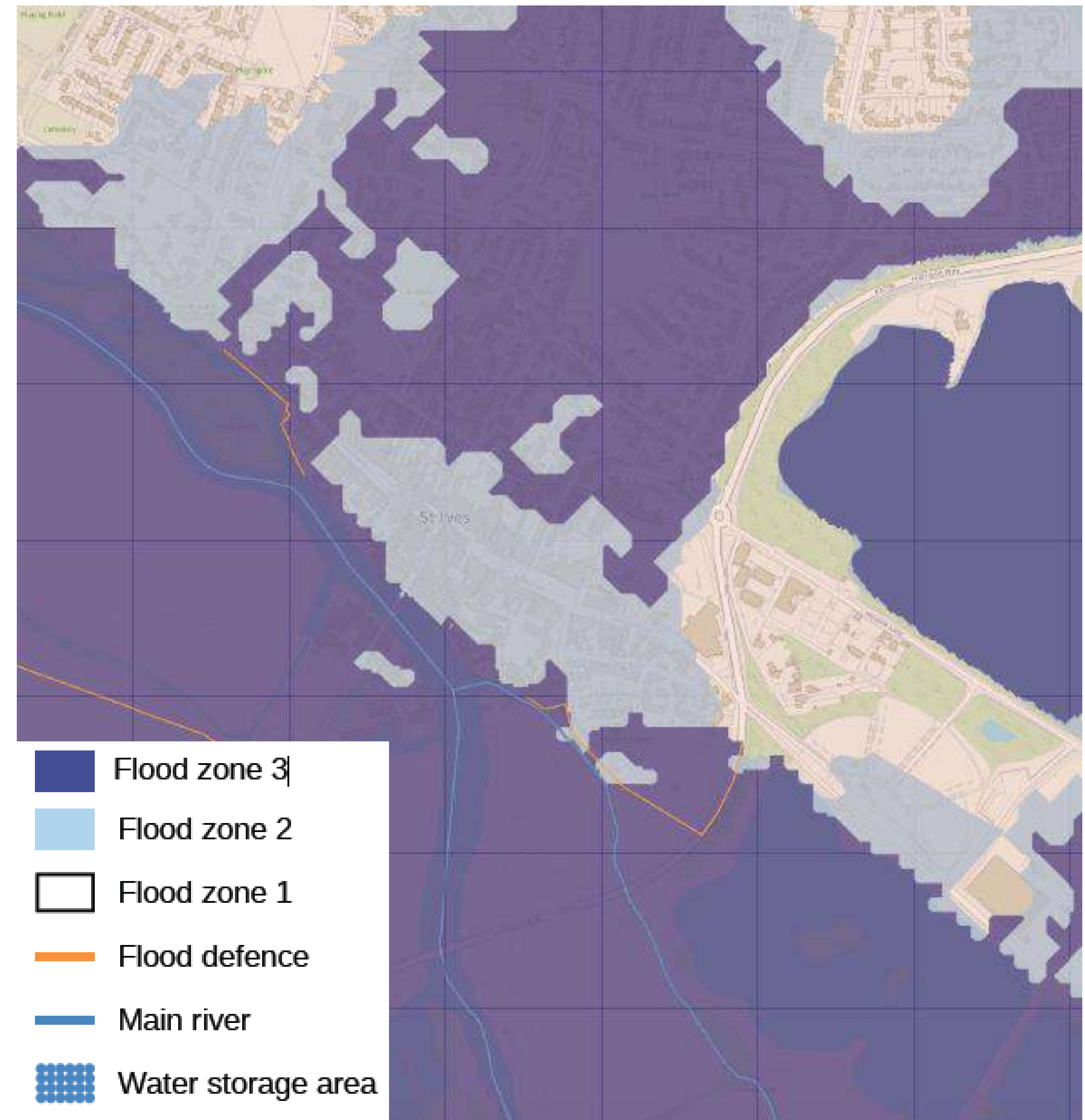
# St Ives NP

## draft policies

### SI12 Flood Risk

*To identify on the Policies Map the areas subject to fluvial and surface water flood risk and require proposals to address increasing flood risks and water supply constraints given the East of England is in water stress.*

*Note: arguably such a policy is not necessary as the matter is covered by national and Local Plan policy. However, given its high profile in St Ives, the matter may be conspicuous by its absence from this NP and the flood map data is readily available to use.*





# St Ives NP

## draft policies

### SI13 St Ives Design Panel

*To require applications for detailed/Reserved Matters and the discharge of design-related planning conditions to be approved by a new Design Panel.*

*Note: this idea is recommended principally to ensure that the delivery of town centre proposals by HDC match the ambitions of the St Ives Masterplan and requirements of the conservation area appraisal and landscape and townscape evidence by enabling the TC to participate in making decisions on reserved matters and planning condition applications, rather than being left solely to LPA officers to sign off. It may be that the Panel could scrutinise other non-HDC proposals once operational. The cost of running the Panel may be met from fees paid by applicants.*





# St Ives NP

## next steps

- Preparation of draft plan – Feb/March 2023
- Informal consultation at Annual Town Meeting – March 2023
- Town Council sign off Pre-Submission Plan May 2023
- Statutory consultation June to July 2023 (min. 6 weeks)
- Steering Group to review feedback in Aug/Sept and recommend changes to the Town Council
- Documents finalised for submission to HDC in Oct
- HDC publishes the documents for final comments Nov – Jan 2024? (min. 6 weeks)
- Examination held in Feb – March 2024?
- Referendum in May 2024?

