

## **Proposed Submission Local Plan Examination Hearing Statement – Matter 9**

Huntingdonshire District  
Council Proposed  
Submission Local Plan  
Examination

Directors:  
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1) We act for AH Wagstaffe & Sons, Mr Peter Wagstaffe, and Mr Keith Ablitt who own land on the east side of Stocking Fen Road Ramsey. The proposed allocation also includes land, with their agreement, owned by the Fellowes family. Representations have previously been made by Andrew Campbell Associates on this matter. Partners in Planning and Architecture are now acting as agents on behalf of the landowners. We are instructed by our clients to submit Hearing Statements and appear at the Huntingdonshire Local Plan Examination on their behalf in relation to the Huntingdonshire Proposed Submission Local Plan and associated evidence base.

2) This Statement details our clients' responses to Matter 9 of the Matters and Issues identified by the Inspector.

3) **Matter 9 – Proposed site allocations Ramsey Spatial Planning Area**

4) The majority of the site was considered as part of the HELAA in 2017 (site 134). The summary states as follows:

**Summary of SA: Overall the appraisal is generally positive. The site is classed as Grade 1, Grade 2 and Urban, is close to open space, social facilities, a food store, a doctors' surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly greenfield, more than half the site lies within flood zone 3a and there is no accessible natural green space or sports facilities nearby. It may be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed. Additionally the waste water treatment works currently has no consented headroom.**

5) As stated above the overall appraisal is generally positive. Reference is made to there being no sports facilities nearby. However, there are sports pitches adjacent to the site and recreation centre at the school is within 600m of the site. In addition, Ramsey has two golf courses, one on the outskirts of town and one to the north of the site. Reference is also made to a lack of natural green space. The walks to the south and east of town are only 600m away and there are series of public rights of way to the north and east. The waste water treatment works to the north have been assessed and development would be acceptable to within 150m of the boundary of the works. This means that the majority of the site is suitable for residential development.

6) The site is partly within flood zones 1, 2 and 3a. However, the land is within the Fens flood defence area as controlled by the Middle Level Commissioners. This applies equally to other sites allocated on the edge of Ramsey as well as the northern and eastern parts of the existing town.

- 7) The site would make a valuable contribution to the housing requirements of the District. There is also an opportunity to introduce a mixed-use development including residential and commercial in a highly sustainable location with excellent pedestrian and cycle links to the town as highlighted in the HELAA.
- 8) The HELAA acknowledges that the development of the site would have no significant impact on the landscape or historic character of this part of the settlement.
- 9) We therefore conclude that allocating the site for new housing and commercial development would be appropriate in that the future development of this site would be consistent with the aims of national planning policy.