



Ramsey Communities Neighbourhood Plan 2026-2046

Referendum Version September 2026

The Parish of Ramsey covers the settlements of Ramsey; Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary's; together with the area of Ramsey Hollow & a small part of Pondersbridge

Ramsey Communities Neighbourhood Plan 2026-2046

Referendum Version of Neighbourhood Plan September 2026

The Neighbourhood Plan for the Parish of Ramsey produced in accordance with The Neighbourhood Planning (General) Regulations 2012

The Parish of Ramsey covers the settlements of Ramsey; Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary's; together with the area of Ramsey Hollow & a small part of Pondersbridge



Ramsey Town Council

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NEIGHBOURHOOD-PLAN.CO.UK

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Ramsey Communities Neighbourhood Plan 2026-2046



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Steering Group

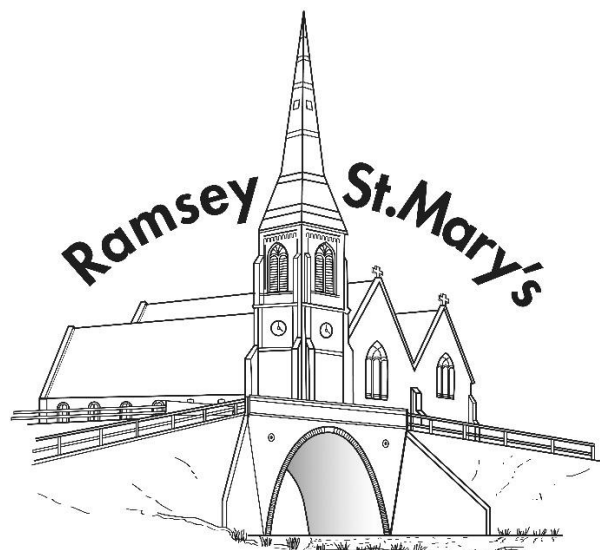
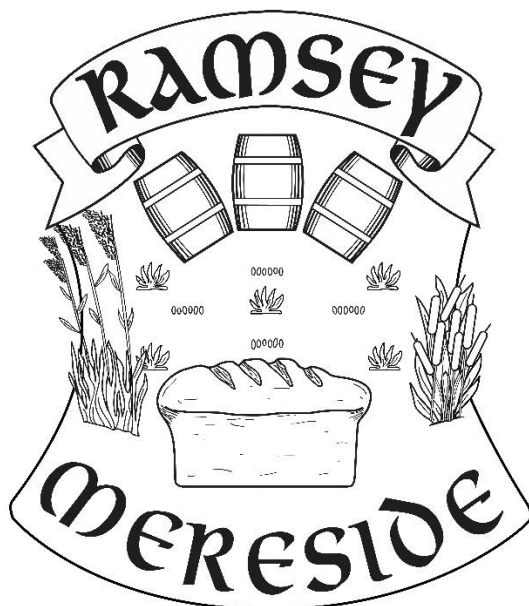
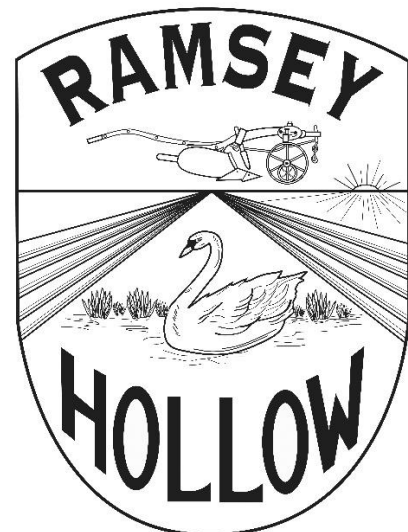
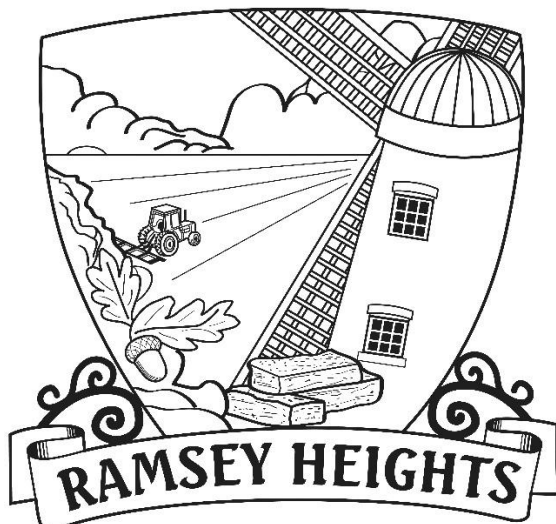
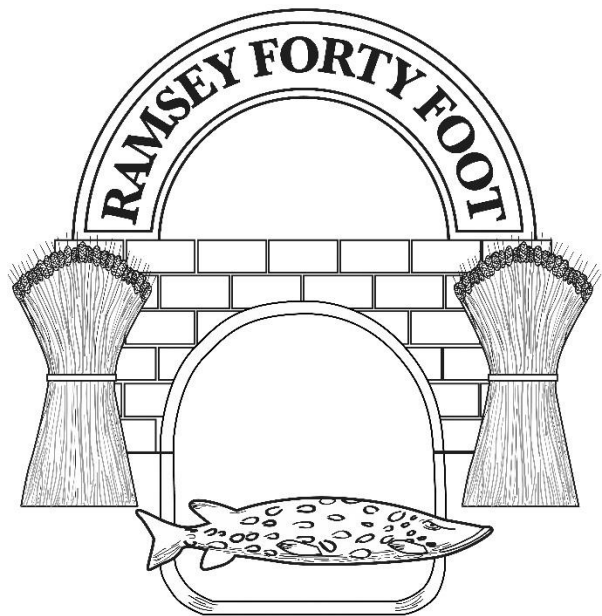
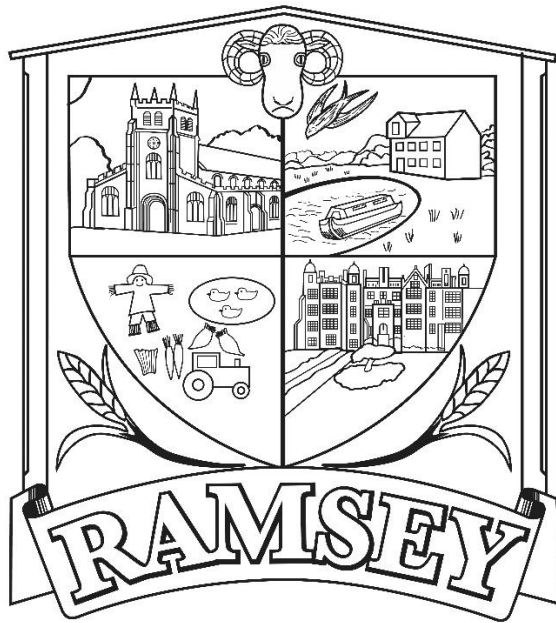
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Ramsey Town Council





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Foreword

On behalf of Ramsey Town Council, welcome to the Neighbourhood Plan for our Parish area which covers the settlements of Ramsey; Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary's; together with the area of Ramsey Hollow & a small part of Pondersbridge.

The Neighbourhood Plan sets out the vision, objectives and policies to ensure that the town and the villages maintain their character, appearance and uniqueness over the period up to 2046; whilst helping to facilitate growth. The town is undergoing significant planned development, and the Neighbourhood Plan aims to ensure that the planned growth respects the important features that make our communities distinctive.



The Neighbourhood Plan seeks to protect and enhance the natural and built environment of the parish which forms the character of where we live.

The Neighbourhood Plan has been drawn up by a Neighbourhood Plan Steering Group on behalf of Ramsey Town Council which is the designated body for the plan area and provided the funding and support to enable the plan to go ahead. The Neighbourhood Plan has gone through a number of stages including statutory public consultation and an Independent Examination. The Neighbourhood Plan was found to be appropriate by the Independent Examiner who published their report in late August 2026.

The process now involves a local referendum requiring a majority 'Yes' vote of all those voting in the referendum for it to be accepted. In the event of a 'Yes' vote, Huntingdonshire District Council will proceed to 'make' the Neighbourhood Plan for the Parish of Ramsey.

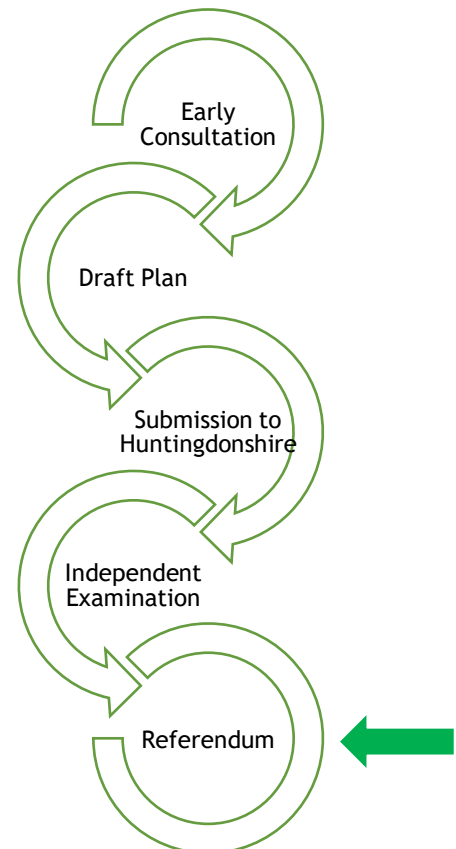
The Neighbourhood Plan sets down a series of planning policies which will form part of Huntingdonshire's wider statutory development plan. The Neighbourhood Plan will be used for determining planning applications alongside the Huntingdonshire Local Plan.

It is intended that the policies will be reviewed periodically to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant.

So, our personal thanks to all those who have driven the process so far and thank you for taking the time to consider the Neighbourhood Plan.

Councillor Mrs Val Fendley
Mayor of Ramsey Town Council

Sarah Mullineux
Lead of the Neighbourhood Plan Steering Group



Introduction

1. Background

- 1.1 The Localism Act 2011 introduced a new type of Community Led Plan. Communities now have the right to produce a Neighbourhood Plan, setting out policies on the development and use of land. Developing a Neighbourhood Plan is a way for communities to play a greater role in determining the future of their area. A plan period of 2046 has been chosen to match the plan period of the emerging Huntingdonshire Local Plan to 2046.
- 1.2 The Ramsey Communities Neighbourhood Plan forms part of the statutory Development Plan. This means that Huntingdonshire District Council will determine planning applications within the Parish in accordance with the development plan which includes this Neighbourhood Plan unless material planning considerations indicate otherwise (see [section 38\(6\)¹](#) of the Planning and Compulsory Purchase Act 2004).
- 1.3 This Neighbourhood Plan is a Community Led Plan. It has been prepared by a Steering Group made up of local residents and councillors on behalf of the Town Council with professional support. It has been informed by public participation and consultation firstly carried out informally in 2025 with the local community. The formal Neighbourhood Plan preparation process will involve two statutory periods of public consultation; this is the first statutory consultation to undertaken in 2026 as prescribed in [Regulations²](#).
- 1.4 A Neighbourhood Plan is a planning document and is about the use and development of land. Neighbourhood planning gives communities more control over the future of their area by giving local people the chance to have their say on what happens where they live.
- 1.5 A neighbourhood plan can establish general planning policies for the development and use of land in a particular area. Plans can include local priorities, planning policies, proposals for improving an area or providing new facilities or infrastructure and allocation of key sites for development.
- 1.6 Neighbourhood planning is a tool to promote sustainable growth and will not be able to prevent development in an area. Neighbourhood plans can only include proposals for an equal (or greater) amount of growth than is set out in the local authority's development plan. They must also accord with national planning policy



2. Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 2.1 Every Neighbourhood Plan needs to consider the need for a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Neighbourhood Plan. SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues.

¹ <http://www.legislation.gov.uk/ukpga/2004/5/section/38>

² <https://www.legislation.gov.uk/uksi/2012/637/contents/made>

- 2.2 The Town Council considers that there will be no significant environmental effects arising from the Neighbourhood Plan. They have produced a SEA and HRA Screening Assessment for the Neighbourhood Plan which has demonstrated that a SEA is not required. Consequently, no SA incorporating an SEA has been undertaken for the Neighbourhood Plan.

3. National Planning Policy Framework (NPPF)

- 3.1 Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF). The NPPF sets out the government's planning policies for England and how these are expected to be applied. It was first published on 27 March 2012, with the NPPF [version](#)³ against which the Neighbourhood Plan was produced and examined being published in December 2024. It is also supplemented by Planning Practice Guidance.
- 3.2 The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community.
- 3.3 The Government had consulted on a new draft [NPPF](#)⁴ over the period from December 2025 to March 2026. The draft NPPF proposed for the first time there is a clear set of separate policies for both plan-making and decision-making. This is intended to achieve three principal objectives, namely to:
- Ensure national planning policy is accessible and understandable for everyone who uses it;
 - Establish a comprehensive suite of national policies on general planning matters which will apply across the country, to avoid these matters being repeated or deviated from in locally-produced plans; and
 - Make the policy which it contains more 'rules-based' and certain, and so more capable of supporting timely and consistent.
- 3.4 The Neighbourhood Plan preparation did take account of the new draft NPPF as it gave a clear direction of travel. The Government then published the new [NPPF](#)⁵ in mid-August 2026 shortly before the Independent Examination of the Neighbourhood Plan ended. The Government has incorporated policies relating to traveller sites, previously set out in Planning Policy for Traveller Sites, within the relevant chapters of the NPPF.
- 3.5 The Neighbourhood Plan contributes towards the achievement of sustainable development. More detail on the ways in which this Plan addresses sustainable development is included within the Basic Conditions Statement that accompanies the Plan.

4. Planning Practice Guidance

- 4.1 [Planning Practice Guidance](#)⁶ sets out the government's advice on how to undertake neighbourhood planning within England. This is set out in detail within Section 41 of Planning Practice Guidance. Planning Practice Guidance also sets out national advice on a wide range of planning topics.

³

<https://webarchive.nationalarchives.gov.uk/ukgwa/20250225172715/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>

⁵ <https://www.gov.uk/guidance/national-planning-policy-framework>

⁶ <https://www.gov.uk/government/collections/planning-practice-guidance>

5. Structure of Neighbourhood Plan

- 5.1 The Neighbourhood Plan includes three themed sections: Community; Heritage & Environment; and Infrastructure.



Community



Heritage & Environment



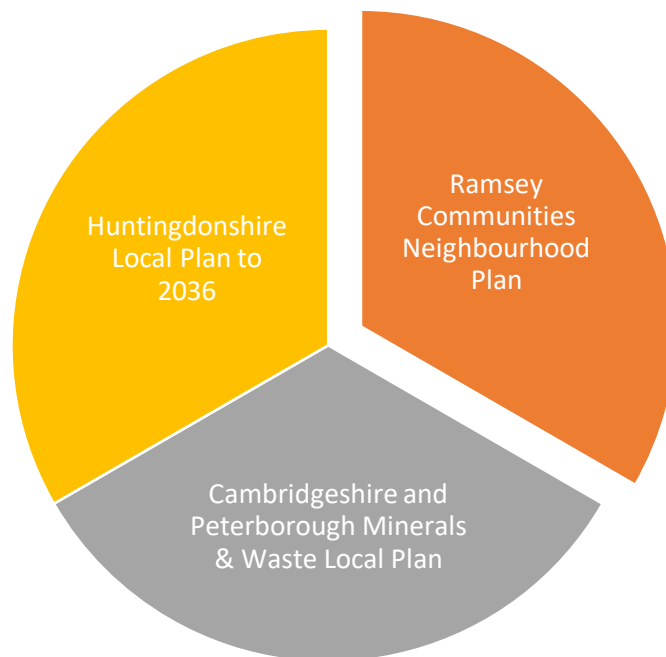
Infrastructure

- 5.2 These are issues that are important to the community and within each section policies are included to guide the development and use of land. Each Policy contains an introduction and explanatory text followed by the Policy itself in coloured text. Following the themed sections, the Neighbourhood Plan contains an implementation and delivery section.

The Development Plan

6. Background

- 6.1 The 'Development Plan' for Ramsey Parish (Ramsey; Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary's; together with the area of Ramsey Hollow & a small part of Pondersbridge) is made up of 3 main components as follows:



- 6.2 All policies within the Neighbourhood Plan should be read in conjunction with the Huntingdonshire Local Plan to 2036. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies. Even if the proposed Local Government Reorganisation occurs, the Development Plan will not change until any replacement Development Plan is adopted.

7. Relationship to Huntingdonshire Local Plan

- 7.1 The Huntingdonshire [Local Plan to 2036](#)⁷ was adopted in May 2019. Any reference in this Neighbourhood Plan to ‘Local Plan’ or ‘Huntingdonshire Local Plan’ means the Huntingdonshire Local Plan to 2036.
- 7.2 The purpose of the Local Plan is to set out:
- the strategy for development in the whole of Huntingdonshire;
 - policies for managing development; and
 - details of sites for development to meet the needs of Huntingdonshire.
- 7.3 The District Council is in the process of undertaking a [Local Plan Update](#)⁸ to be known as the Huntingdonshire Local Plan to 2046. The Preferred Options Draft Local Plan to 2046 was published for consultation during November and December 2025. There is no obligation for a Neighbourhood Plan to be in general conformity with an emerging Local Plan; although it is sensible to look to ensure that inconsistency is avoided. Although, there is no certainty that allocations or proposals identified in the Preferred Options Draft Local Plan will be carried forward into the later stages.
- 7.4 In broad terms the Preferred Options Draft [Local Plan to 2046](#)⁹ looked to continue the same approach to the settlement hierarchy. Limited additional allocations for housing and employment are proposed at Upwood Airfield (in both Bury and Ramsey parishes) and on the north-eastern and south-eastern sides of Ramsey town. At that time there were two main areas of consistency that need to be considered in the context of future general conformity between the emerging Neighbourhood Plan and the emerging Local Plan Review. These were in relation to a protected settlement break between Ramsey and Upwood Airfield/Bury, and the area between Ramsey Rural Museum and Ramsey 1940s Camp which the Neighbourhood Plan proposes as Local Green Space.
- 7.5 Any reference in this Neighbourhood Plan to ‘Local Plan Update’ means the emerging Huntingdonshire Local Plan to 2046. Huntingdonshire District Council are scheduled to publish the Proposed Submission Local Plan Update to 2046 for consultation across September and October 2026. That will then need to be submitted to the Secretary of State which is anticipated to be in December 2026. Followed by the examination process during 2027, with adoption anticipated in 2028.
- 7.6 The Proposed Submission Local Plan Update to 2046 still proposes allocations for housing and employment at Upwood Airfield (in both Bury and Ramsey parishes) and on the south-eastern side of Ramsey town. Together with a housing allocation at Ramsey Forty Foot on the southern side.
- 7.7 Even if the proposed Local Government Reorganisation occurs, the Local Plan Update would still be likely to be completed by the new Council if appropriate.

⁷ <http://www.huntingdonshire.gov.uk/media/3872/final-adopted-local-plan-to-2036.pdf>

⁸ <https://www.huntingdonshire.gov.uk/planning/local-plan-update/>

⁹ <https://www.huntingdonshire.gov.uk/planning/local-plan-update/preferred-options/>

8. Strategic policies for the purposes of neighbourhood planning

- 8.1 The system of neighbourhood planning allows Parish and Town Councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans was that they should be in line with the 'strategic policies' of the adopted development plan for the local area. Although, this legal requirement was removed in late March 2026 during the preparation of this Neighbourhood Plan. As preparation started with this requirement in place, reference is still made to it.
- 8.2 Huntingdonshire District Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a neighbourhood plan. They consider that some of the policies and all the allocations within the Huntingdonshire Local Plan to 2036 are to be considered 'strategic' for the purposes of neighbourhood planning. Details of which policies are deemed 'strategic' is set out in the introduction of the Huntingdonshire Local Plan to 2036¹⁰.

9. Surrounding Neighbourhood Plans

- 9.1 The Neighbourhood Plan was developed with consideration of whether there are any other Neighbourhood Plans being developed which share a boundary with Ramsey Parish. To the south of Ramsey is the village of Bury. Ramsey, Bury and the former Upwood Airfield collectively form the Ramsey Spatial Planning Area in the Local Plan.



- 9.2 The Bury Neighbourhood Plan was 'made' on 19 May 2021. The Bury Neighbourhood Plan is now part of the adopted Development Plan. The Bury Neighbourhood Plan identifies a number of issues that have cross boundary implications including a settlement boundary and a protected settlement break. Strategic extensions to the village of Bury at Upwood Airfield also have cross boundary implications for the Parish of Ramsey.
- 9.2 Bury Parish Council are in the early stages of undertaking the First Review of the Bury Neighbourhood Plan, having undertaken consultation on a draft of the First Review from July to September 2026.
- 9.3 The other neighbouring Parishes in Huntingdonshire are Farcet, Holme, Wood Walton, Upwood and the Raveleys and Warboys. None of these Parishes are working on Neighbourhood Plans.
- 9.4 The Parish of Ramsey lies on the northern edge of Huntingdonshire and abuts the neighbouring District of Fenland to the north. Whittlesey to the north has a Neighbourhood Plan that was 'made' on 22 May 2023. Doddington lies to the north-east, it is working on a Neighbourhood Plan having produced a Draft Plan in 2025. Whittlesey Parish covers the majority of the village of Pondersbridge, but there are no particular cross boundary

¹⁰ See the yellow box between paragraphs 1.12 and 1.13 on Page 4 of the Huntingdonshire Local Plan to 2036

implications that need considering. The other neighbouring Parish in Fenland is Benwick, they are not working on a Neighbourhood Plan.

10. Designation of Ramsey Parish as a Neighbourhood Planning Area

- 10.1 A formal [application](#)¹¹ was made by Ramsey Town Council in January 2024 as a ‘relevant body’ under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a neighbourhood area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is based upon the parish boundary, which was seen as appropriate as this area is recognised as the distinct communities of Ramsey; Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary’s; together with the area of Ramsey Hollow & a small part of Pondersbridge. The request was that the Parish be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.
- 10.2 Huntingdonshire District Council [designated](#)¹² the Parish of Ramsey as a neighbourhood area on 6 February 2024.

11. Consultation with the Local Community

- 11.1 Since the designation of Ramsey as a neighbourhood area, various elements of consultation have been undertaken regarding the future planning of the Parish. Details of the consultation undertaken to date are set out in the Consultation Statement that accompanies this Plan. Early informal public participation and consultation was undertaken in 2025. The preparation process for a Neighbourhood Plan is prescribed in [Regulations](#)¹³ and this involves two statutory periods of public consultation.
- 11.2 Consultation on the draft plan was undertaken in early 2026. The comments received from local residents and consultees were considered and influenced this Submission version of the Neighbourhood Plan. The process then involved further consultation on this Submission Plan undertaken by Huntingdonshire District Council in May and June 2026. The Independent Examiner then considered the representations made on the Submission Plan during July and August 2026 before producing their Independent Examiner’s Report in late August 2026.

Other Planning Documents

- 12.1 In addition to the Development Plan there are also a number of other planning documents known as [Supplementary Planning Documents](#)¹⁴ which cover the whole of Huntingdonshire. These include:
- Huntingdonshire Design Guide SPD (2017)
 - Cambridgeshire Flood and Water SPD (2017)
 - Wind Energy Development in Huntingdonshire SPD (2014)
 - Developer Contributions SPD (2011) (with updated costs annually or successor documents)
 - Huntingdonshire Landscape and Townscape SPD (2022)

- 12.2 The following documents are also a material consideration:

¹¹ <https://www.huntingdonshire.gov.uk/media/qrrnghtu/ramsey-designation.pdf>

¹² <https://www.huntingdonshire.gov.uk/media/qrrnghtu/ramsey-designation.pdf>

¹³ <https://www.legislation.gov.uk/uksi/2012/637/contents/made>

¹⁴ <http://www.huntingdonshire.gov.uk/planning/planning-policy-documents/>

- Great Fen Masterplan (2010)¹⁵
- Cambridgeshire Surface Water Planning Guidance¹⁶
- Cambridgeshire and Peterborough Local Nature Recovery Strategy¹⁷

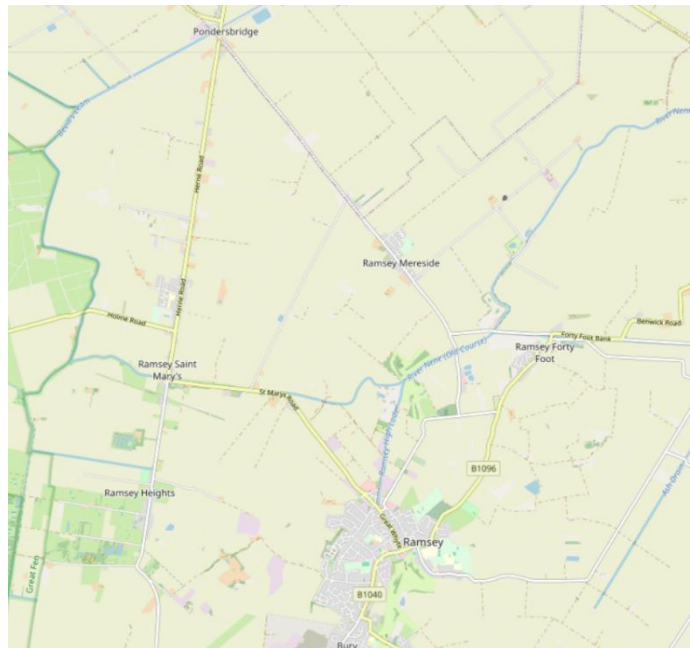
12.3 Part of the town of Ramsey is within the Ramsey Conservation Area. Somewhat confusingly, the Ramsey Conservation Area extends across part of the neighbouring village and Parish of Bury. There is a Conservation Area Character [Assessment](#)¹⁸ for this Conservation Area. A character appraisal where published has a purpose to identify and record those special qualities that make up the architectural and historic character.



The Communities of Ramsey

13.1 The Parish covers an area of 6,361 hectares. The Parish of Ramsey comprises the distinct communities of Ramsey; Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary's; together with the area of Ramsey Hollow & a small part of Pondersbridge.

13.2 The town is the largest settlement and is about 14 miles (22 km) north of Huntingdon. The town of Ramsey grew up around Ramsey Abbey, an important Benedictine monastery. In the order of precedence for abbots in Parliament, Ramsey was third after Glastonbury and St Albans. The town manor is built on the site of (and using materials from) the ancient Abbey and is the seat of the Lords de Ramsey, major landowners in Lincolnshire and Cambridgeshire. The remains of the Abbey are now home to part of the town's secondary school.



13.3 The Ramsey Conservation Area Character [Assessment](#)¹⁹ describes the historical development of the town of Ramsey. The villages in Ramsey have their origins as agricultural settlements, with growth often connected to the land being drained. The mid-year ONS 2024 population estimate for the Parish of Ramsey is 9,349, living in 3,819 households²⁰.

¹⁵ <https://www.greatfen.org.uk/sites/default/files/2019-10/env03-great-fen-masterplan-2010.pdf>

¹⁶ <https://www.cambridgeshire.gov.uk/asset-library/Surface-Water-Planning-Guidance.pdf>

¹⁷ <https://cambridgeshirepeterborough-ca.gov.uk/local-nature-recovery-strategy-lnrs/>

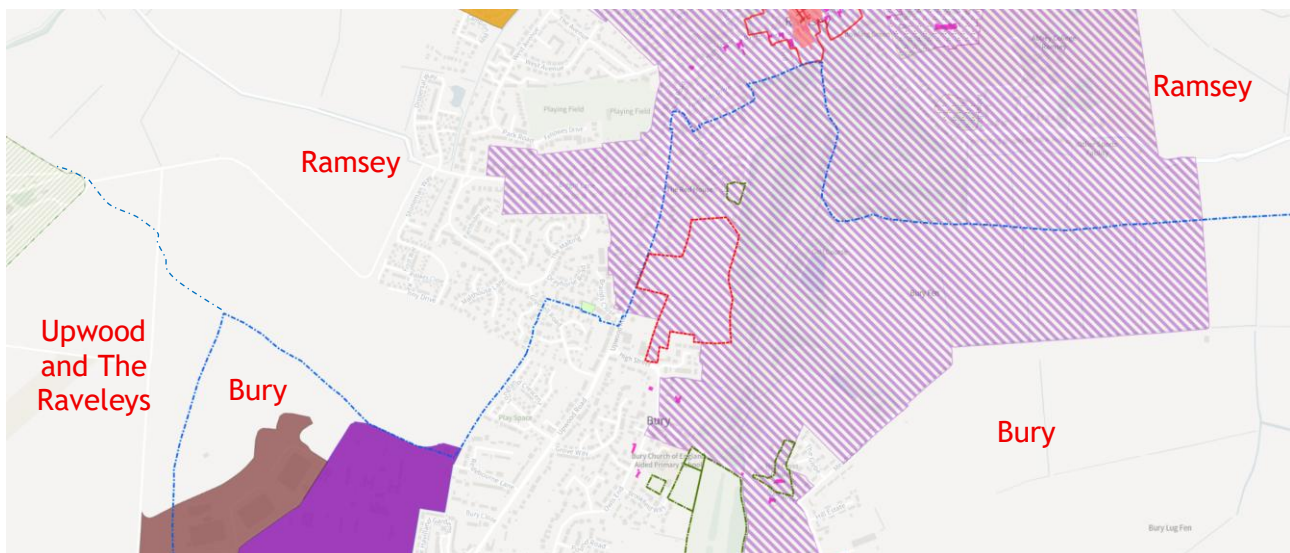
¹⁸ <https://www.huntingdonshire.gov.uk/media/2329/ramsey-conservation-area-character-assessment-adopted-december-2005.pdf>

¹⁹ <https://www.huntingdonshire.gov.uk/media/2329/ramsey-conservation-area-character-assessment-adopted-december-2005.pdf>

²⁰ 2021 Census Figure

Relationship to Bury and Upwood Airfield

- 14.1 Ramsey, Bury and the former Upwood Airfield collectively form the Ramsey Spatial Planning Area in the Huntingdonshire Local Plan to 2036. The focus of strategic growth in the Local Plan was primarily on the Upwood Airfield area. Most, but not all of Upwood Airfield lies in the neighbouring Bury Parish with parts also lying within the Parish of Ramsey as well as part in the Parish of Upwood and the Raveleys.
- 14.2 Parts of the town of Ramsey immediately about the village of Bury, that village has a population of 2,263²¹. Bury and Ramsey are settlements with distinct histories, and many local residents attach importance to their distinct identities. Bury relies upon the town of Ramsey to provide a number of higher order local services and facilities that are used by the residents of Bury Village. Some parts of Ramsey are closer to the services and facilities in the neighbouring village of Bury. The relationship between Ramsey Parish and these neighbouring areas is shown on Map 1 below.



Map 1 - Ramsey, Bury and Upwood Airfield

Parish Boundary

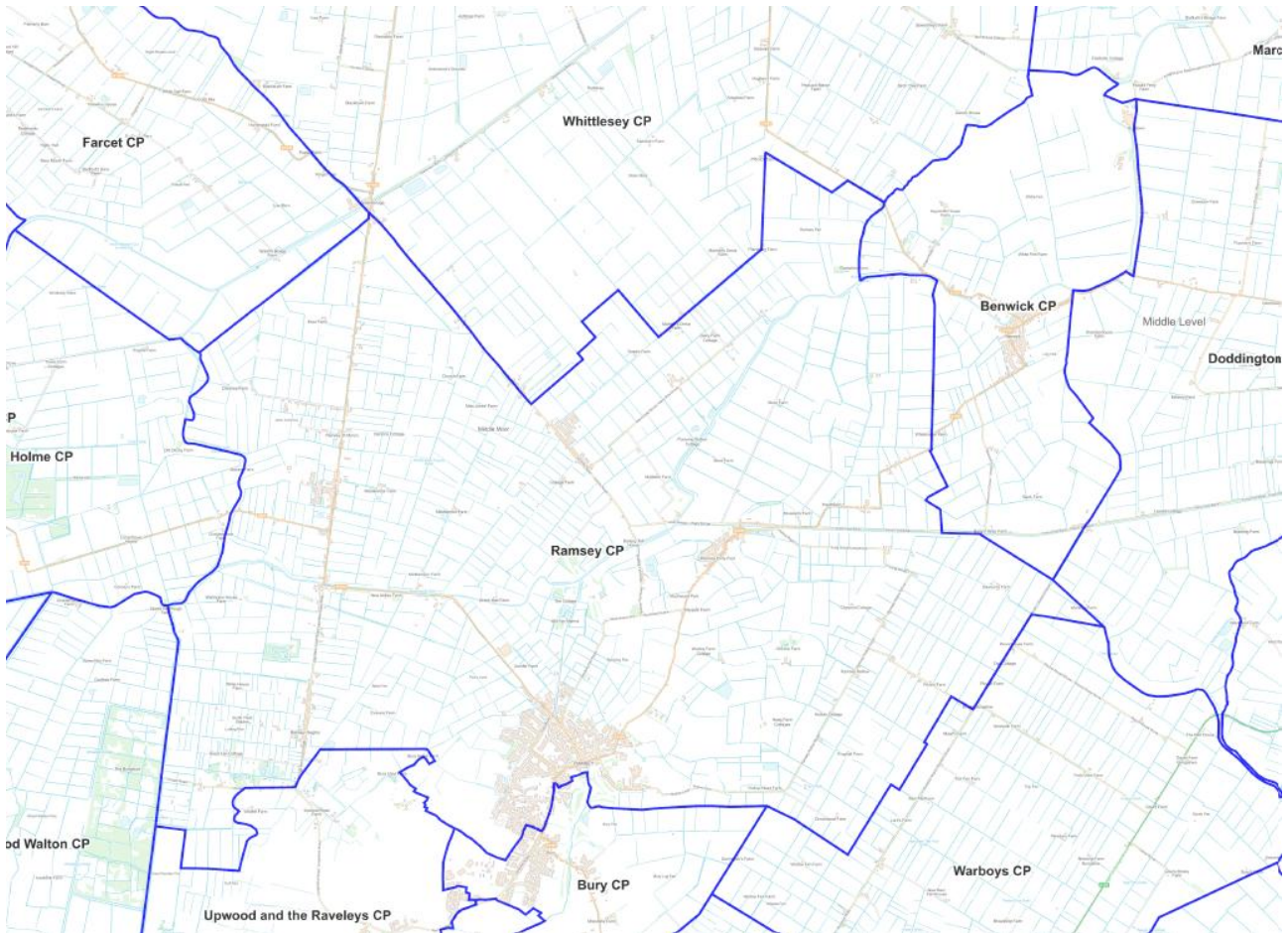
Key	
Conservation Area	Housing
Historic Parks and Gardens	Employment
Listed Buildings	Retail
Scheduled Monuments	Mixed Use
NNR	Recreation
SSSI	Primary Shopping Frontage
Cambs Wildlife Sites Rivers	Town Centre
Ramsar	Primary Shopping Area
Special Protection Area	Green Infrastructure Priority Area
Special Area of Conservation	Cambs Wildlife Sites Areas / Lines
Alconbury Enterprise Zone	Great Fen Project Area
Established Employment Areas	Great Fen Landscape & Visual Setting

Extract from Huntingdonshire Local Plan © Ordnance Survey - OS Licence 100022322

²¹ 2024 ONS mid-year population estimate

The Neighbourhood Plan Area

15.1 The plan below identifies the designated Neighbourhood Area:



Map 2 - The Ramsey Designated Neighbourhood Plan Area © Crown Copyright

 Parish Boundaries



Vision

16.1 The following vision has been developed for the Neighbourhood Plan:

To provide a planning framework and policies that will result in sustainable growth for the local community, ensuring that appropriate infrastructure, services and facilities are provided whilst also conserving the distinct character of the town and villages that form the overall community of Ramsey.

Objectives

16.2 The following objectives have been set out for the Neighbourhood Plan:

(A) Promote sustainable development and infrastructure

- Collaborate through the production of development plans and the determination of planning applications including pre-application engagement with Huntingdonshire District Council and developers of individual parcels to ensure that growth of the Ramsey Spatial Planning Area delivers sustainable growth without resulting in further coalescence with Bury and Upwood Airfield.
- Ensure that new development is of high-quality design, is built to a high sustainability standard and includes or contributes to open space and community facilities.
- Ensure that the design and location of new development is resilient to the effects of climate change and flooding.
- Ensure that new development integrates into the existing town or village including linking all developments to the rest of the town or village with footpaths, where appropriate.
- Locate new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced.

(B) Conserve and enhance the built and natural environment

- Protect, enhance and conserve the open spaces; landscape; views; and biodiversity across the town and villages.
- Use land efficiently and to preserve high quality agricultural land.
- Conserve and enhance the built environment of the town and villages, including through ensuring that new development respects or enhances the distinctive character and appearance of the area in which it is sited.

(C) Protect and develop the communities of Ramsey

- Protect and preserve important community assets including its local services and facilities by encouraging the retention and growth of community facilities.
- Continue to improve the facilities on offer to support the local community, including through outreach services.
- Continue to support community events.

(D) Protect and enhance the heritage value and historic environment of Ramsey

- Enhance the historic character arising from the heritage assets present and their settings such as the historic built form of the Ramsey Conservation Area.
- Protect and enhance the setting of heritage assets across the villages and countryside of the Parish.

Policy Delivery of Objectives

16.3 The following table demonstrates how the policies set out in the Neighbourhood Plan meet the objectives contained within the previous chapter. The policies that have been developed seek to address at least one of the objectives:

	Objective A	Objective B	Objective C	Objective D
Theme - Community				
Policy 1 - Definition of 'Built-up Area' (Settlement Boundary)	✓	✓	✓	✓
Policy 2 - Protected Settlement Break	✓	✓	✓	
Policy 3 - Community Facilities	✓	✓	✓	✓
Policy 4 - Community Engagement	✓	✓	✓	✓
Theme - Heritage and Environment				
Policy 5 - Local Green Space	✓	✓	✓	✓
Policy 6 - Views and Vistas	✓	✓		✓
Theme - Infrastructure				
Policy 7 - Infrastructure Provision	✓	✓	✓	✓
Policy 8 - Sustainable Transport	✓	✓		✓
Policy 9 - Highway Impact	✓	✓		✓
Policy 10 - Rights of Way Network	✓	✓		✓



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Theme - Community



Theme - Community

Community Aspirations

The Neighbourhood Plan includes community aspirations for each themed section of the Plan. For the Theme - Community, the following are the community aspirations:

Community



The Town Council and Neighbourhood Plan want to support the various communities that collectively make up the parish of Ramsey. A vibrant and flourishing community includes supporting families; encouraging the provision of places to live, work, stay and play; with suitable provision of housing including a local connection for housing and affordable housing.

The communities of Ramsey need suitable resilience to adapt to changing circumstances and be supported to allow suitable access to services and facilities despite the relative geographic isolation.

Resilience also needs to cater for ageing population needs; this includes the provision of specialist supported accommodation such as extra care housing or supported living schemes for people of all ages with care and support needs. Provision of adult mental health supported accommodation and provision for adults with learning disabilities needs to be provided as part of an overall balanced and mixed community.

It is an aspiration to ensure that community clubs for all ages are available and that access to adult education is available locally.

Adequate provision of services in proportion to the growth is imperative. Additional services or replacement or extension of existing community buildings such as the library, community centre needs to be factored in. The communities want a holistic and joined up approach so that development, infrastructure and services are set up in a harmonious, cohesive and sustainable way.

Education



Education needs to be fit for purpose and be well located; including being accessible safely for all ages by active travel methods including by foot and bicycle.

Suitable and adequate early years provision to meet the differing needs of families. Such as through day nurseries, full day care, sessional provisional, childminders and wraparound care to provide breakfast and after school provision term-time between the hours of 8am and 6pm; need to be available in order to allow parents the opportunity to return to work. Additional capacity is required across schools to meet demand. In terms of wider education, access to adult education should be available locally.

17. Profile of Ramsey Parish

17.1 The parish of Ramsey is mostly rural and is located in the north-eastern part of Huntingdonshire and lies on the edge of the Cambridgeshire Fens. The town of Ramsey is located at the southern edge of the parish, and it lies to the north of the adjacent village of Bury which lies in a separate parish. The parish also contains four distinct villages of Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary's. The parish also contains the area of Ramsey Hollow & a small part of Pondersbridge.

Population

2024

9,349
people

190,619 people in
Huntingdonshire

Source: ONS – Mid-year estimates

Small area: Output area

Number of households

2021

3,819
households

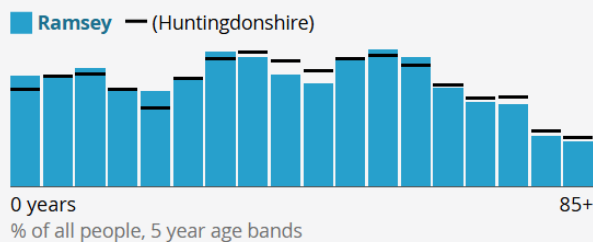
76,880 households in
Huntingdonshire

Source: ONS – Census 2021

Small area: Output area

Age profile

2024

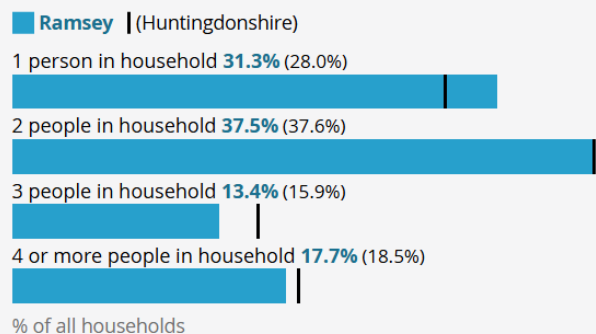


Source: ONS – Mid-year estimates

Small area: Output area

Household size

2021



Source: ONS - Census 2021

Small area: Output area

(Extract from ONS Census Area Profile²² - Ramsey Parish Compared with Huntingdonshire District)

17.2 The B1040 runs through the town of Ramsey and the village of Ramsey St Mary's linking to the primary road network (A605) at Whittlesey to the north and with Warboys (A141) to the south-east. The parish wraps around but does not include the adjoining village of Bury; it includes part but not most of Upwood Airfield, the remaining parts of the airfield fall within the parishes of Bury and Upwood and The Raveleys. Ramsey Forty Foot lies on the B1096 that also links the town north-eastwards to the A141 at Wimblington. The B660 links Ramsey St Mary's to the A1(M) to the west via the B1043. As such the parish is remote from the primary

²² <https://www.ons.gov.uk/visualisations/customprofiles/build/>

road network, which gives the area a feeling of isolation. Ramsey is the only town in Huntingdonshire that is not served directly by the primary road network.

- 17.3 The Parish of Ramsey has a 2024 mid-year population estimate (ONS) of 9,349; with 3,819 households (2021 Census). In strategic planning terms the town of Ramsey together with the adjacent village of Bury and Upwood Airfield form the Ramsey Spatial Planning Area. The villages in Ramsey Parish do not technically form part of the Spatial Planning Area. If the neighbouring village of Bury and the area of Upwood Airfield is added to these figures, then the collective 2024 mid-year population estimate (ONS) becomes 11,612; and 4,583 households (2021 Census).

- 17.4 It does need to be borne in mind that although the latest ONS population figures include some recent growth, the Census figures do not include recent growth completed or underway in Ramsey or neighbouring Bury & Upwood Airfield. We know from the Huntingdonshire monitoring [data](#)²³ for 2024/2025 (the latest published) that since the date of the 2021 Census the following housing completions have occurred:

Ramsey

2021/22 - 150 dwellings
2022/23 - 129 dwellings
2023/24 - 127 dwellings
2024/25 - 75 dwellings

Adjoining Village of Bury

2021/22 - 45 dwellings
2022/23 - 101 dwellings
2023/24 - 0 dwellings
2024/25 - 0 dwellings



- 17.5 It should be borne in mind that these figures are completions, they do not show development under construction nor development with planning permission. As such they do not quantify the pipeline of development planned to come forward.
- 17.6 The figures show growth in the last three-year period for which data is available, completions of 481 dwellings in Ramsey and 146 dwellings in adjacent Bury have occurred. Increasing the collective number of households across Ramsey and Bury to 5,210 in 2024/25. As context, over the 13-year period from 2011/12 to 2023/24 the total completions were 685 for Ramsey and 204 for the adjacent village of Bury.
- 17.7 Accordingly, it can be seen that in the last four-year period for which data is available, there has been a significant increase in dwelling completions. Since the 2021 Census base, the number of households has increased by almost 13% in Ramsey and by just over 13% across the wider area of Ramsey and the adjacent village of Bury and Upwood Airfield.
- 17.8 In terms of commitments on large sites (sites with planning permission or allocated for housing) the position for 2024/2025 was as follows:

Ramsey

112 dwellings (42 on West of The Avenue, 30 on RA3 & 40 on RA5)

Bury

377 dwellings (87 on RA7 and 290 on RA8)

²³ <https://www.huntingdonshire.gov.uk/media/p2lhfkoy/annual-monitoring-report-part-1-housing-supply-2024-25.pdf>

17.9 As the above figures demonstrate there is still a significant level of committed development planned to come forward in the Ramsey Spatial Planning Area. In addition to these figures there are planning applications currently under consideration, as well as the potential future allocations in the emerging Local Plan Update to 2046.

17.10 Splitting the parish down, the approximate 2024 mid-year population estimate (ONS) figures for each settlement are:

- Ramsey Town - 6,570
- Ramsey Forty Foot - 560
- Ramsey Heights - 560
- Ramsey Mereside - 720
- Ramsey St Mary's - 940

The approximate 2021 Census number of households in each settlement are:

- Ramsey Town - 2,730
- Ramsey Forty Foot - 240
- Ramsey Heights - 200
- Ramsey Mereside - 280
- Ramsey St Mary's - 370

Therefore, approximately just over two-thirds of people in the parish live in the town with around just under a third of people living in the villages and countryside.

17.11 Ramsey parish outside of the settlements is agricultural land and contains numerous drains and watercourses. The parish also contains two areas of solar farms between Ramsey and Ramsey Heights and a group of wind turbines to the north of the town.

18. Strategic Planning Framework

18.1 The adopted strategic policies for Ramsey parish are contained in the Huntingdonshire Local Plan to 2036. This forms the strategic planning framework; one of the requirements of a Neighbourhood Plan is that they should be in line with the 'strategic policies' of the adopted development plan for the local area²⁴. Paragraph 30 of the NPPF (December 2024 version) states: *"Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."*



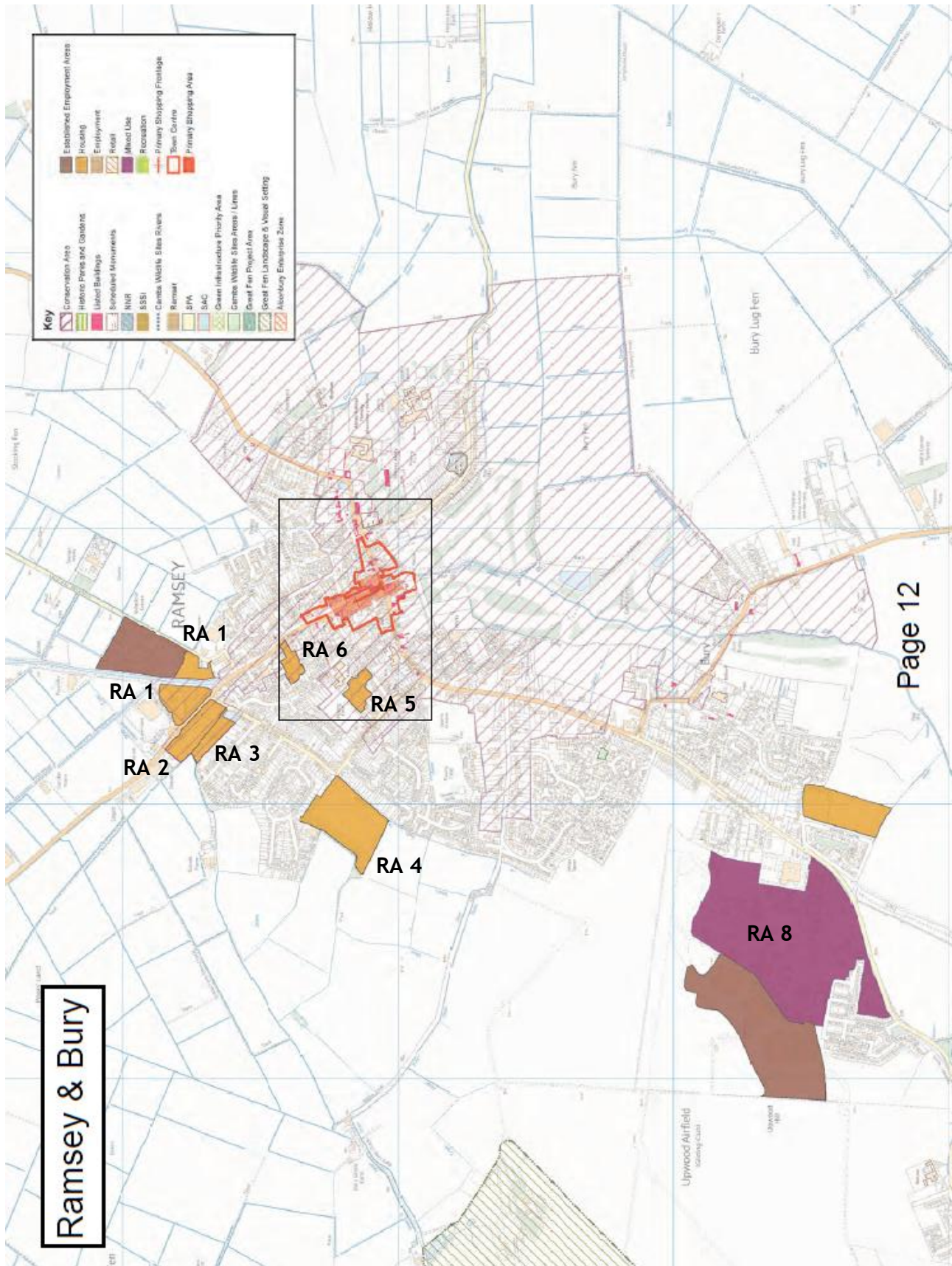
18.2 The town of Ramsey is part of the 'Ramsey Spatial Planning Area' in Policy LP 2 - Strategy for Development. The Spatial Planning Area covers the adjoining neighbouring village of Bury and Upwood Airfield. The villages in Ramsey Parish do not technically form part of the Spatial Planning Area²⁵.

²⁴ This legal requirement known as a 'Basic Condition' ceased to apply in late March 2026, but as it was in place when the preparation of the Neighbourhood Plan began it is still referred to. It was replaced with a new 'Basic Condition' to: not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made

²⁵ See the yellow box below paragraph 4.87 on page 55 of the Local Plan which forms part of Policy LP 7 Spatial Planning Areas

Ramsey Communities Neighbourhood Plan (Referendum Version)

The Local Plan to 2036 does not set out any unmet housing requirement that the Neighbourhood Plan needs to account for.



Map 3a - Extract from Huntingdonshire Local Plan to 2036 Policies Map © Huntingdonshire District Council

- 18.3 The Huntingdonshire Local Plan to 2036 proposes that the ‘Ramsey Spatial Planning Area’ has allocations for 895 homes and 2 hectares of employment land. The allocations in the town of Ramsey are as follows:

RA 1 - Ramsey Gateway (High Lode) (2.6ha of land at Ramsey Gateway (High Lode) is allocated for residential development of approximately 110 homes) **[Built]**

RA 2 - Ramsey Gateway (1.8ha of land at Ramsey Gateway is allocated for residential development of approximately 50 homes) **[Built]**

RA 3 - West Station Yard and Northern Mill (1ha of land at Ramsey Gateway is allocated for residential development of approximately 30 homes)

RA 4 - Field Road, Ramsey (5.2ha of land at Field Road, Ramsey is allocated for residential development of approximately 90 homes) **[Built]**

RA 5 - Whytefield Road, Ramsey (0.9ha of land at Whytefield Road, Ramsey is allocated for residential development of approximately 40 homes)

RA 6 - 94 Great Whyte, Ramsey (0.7ha of land at 94 Great Whyte, Ramsey is allocated for residential development of approximately 35 homes) **[Built]**

- 18.4 The strategic allocation RA 8 - Former RAF Upwood and Upwood Hill House (25ha of land at the former RAF Upwood and Upwood Hill House is allocated for development for a mix of uses to comprise: 2ha of employment land for business uses (class 'B1'); approximately 450 homes; community facilities appropriate to the scale of development) lies almost entirely in the adjacent parish of Bury. Although a very small corner containing the Air Training Corps building does actually lie in the parish of Ramsey.

- 18.5 Of the six Local Plan allocations, four of them have already been built, with just RA 3 - West Station Yard and Northern Mill and RA 5 - Whytefield Road, Ramsey still to be constructed. In recent years significant further development has occurred on the western edge of Ramsey to the north and south of Biggin Lane. This development has not taken place on sites allocated in the Local Plan, so is known as ‘windfall development’.

- 18.6 In adjacent Bury, windfall development took place at Longland Crescent off Upwood Road, that site butts up to the Ramsey parish boundary. Continuing pressure for windfall development on the edge of Ramsey town is occurring. No allocations were made in the Local Plan for any of the villages in Ramsey parish.

- 18.7 Policy LP 7 - Spatial Planning Areas is clear that the Ramsey Spatial Planning Area specifically excludes the villages of Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary’s. The four villages of Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary’s are therefore classified as small settlements²⁶. The part of Pondersbridge that is in Ramsey parish and Huntingdonshire district is also classified as a small settlement²⁷. Ramsey Hollow is an area of the parish, but it is not a settlement identified in the Local Plan.

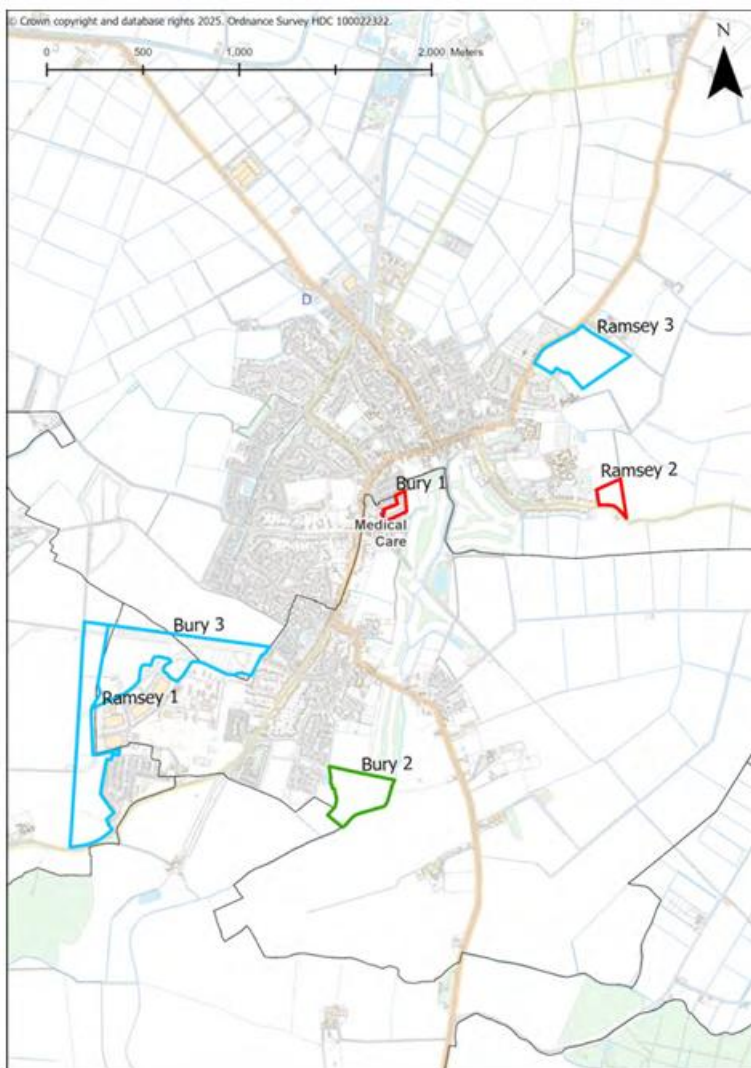


²⁶ See the yellow box on page 60 of the Huntingdonshire Local Plan which is part of Policy LP 9

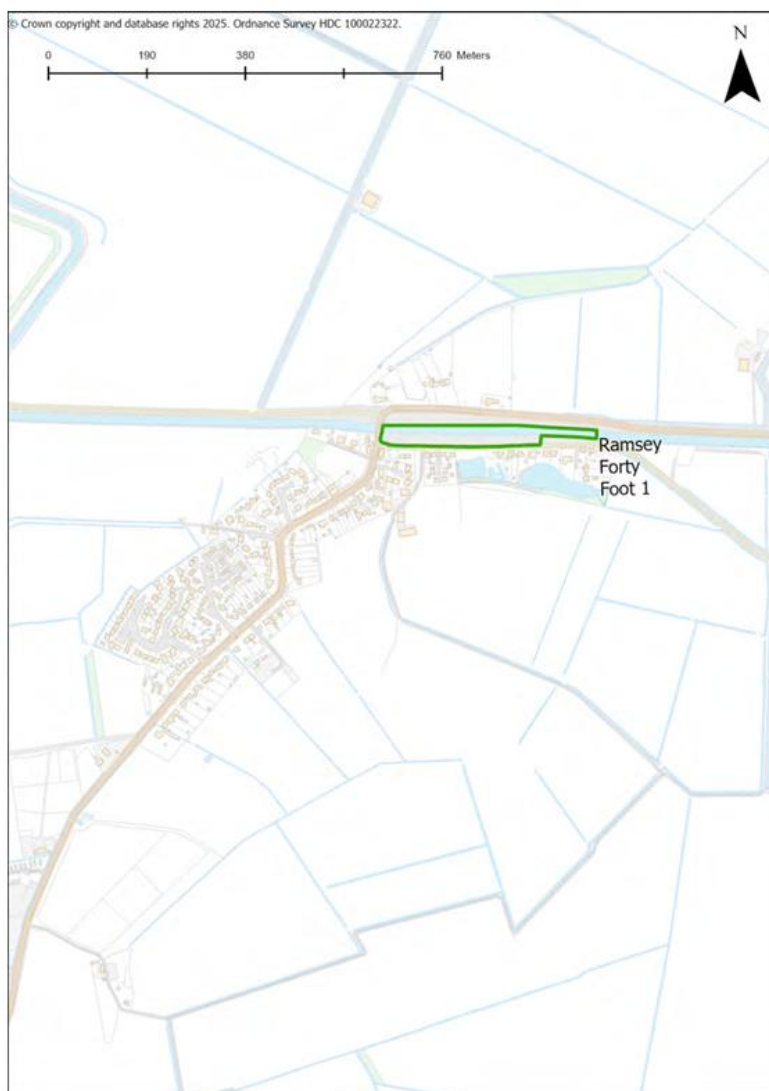
²⁷ See the yellow box on page 60 of the Huntingdonshire Local Plan which is part of Policy LP 9

Ramsey Communities Neighbourhood Plan (Referendum Version)

- 18.8 The framework for development on unallocated sites in small settlements is therefore set out in Policy LP 9 - Small Settlements of the Local Plan. That supports development where it is appropriately located within a built-up area of a defined small settlement. It also allows for proposals on land well-related to the built-up area where this is allowed for through other policies in the Local Plan. An example could be rural exceptions housing as allowed for under Policy LP 28 of the Local Plan.
- 18.9 The Huntingdonshire Local Plan to 2036 sets out a comprehensive definition of 'built-up area' in paragraphs 4.84; 4.85; and the table following paragraph 4.85. The four villages of Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary's as small settlements are locations where windfall development can be expected over the plan period. To assist with this the Neighbourhood Plan defines the 'built-up area' for Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary's through use of a settlement boundary.
- 18.10 The District Council is in the process of a Local Plan Update to be known as the Huntingdonshire Local Plan to 2046. The Preferred Options Draft Local Plan to 2046 was published for consultation during November and December 2025.
- 18.11 There is no obligation for a Neighbourhood Plan to be in general conformity with an emerging Local Plan; although it is sensible to look to ensure that a potential lack of consistency is avoided. Although, there is no certainty that allocations or proposals identified in the Preferred Options Draft Local Plan will be carried forward into the later stages.



Map 3b - Extract from Huntingdonshire Local Plan Update to 2046 Policies Map (Preferred Options Document) © Huntingdonshire District Council



Map 3c - Extract from Huntingdonshire Local Plan Update to 2046 Policies Map (Preferred Options Document) © Huntingdonshire District Council

- 18.12 In broad terms the Preferred Options Draft [Local Plan to 2046](https://www.huntingdonshire.gov.uk/planning/local-plan-update/preferred-options/)²⁸ looked to continue the same approach to the settlement hierarchy. Limited additional allocations for housing and employment are proposed at Upwood Airfield (in both Bury and Ramsey parishes) and on the north-eastern and south-eastern sides of Ramsey town. At that time there were two main areas of consistency that need to be considered in the context of future general conformity between the emerging Neighbourhood Plan and the emerging Local Plan Review. These were in relation to a protected settlement break between Ramsey and Upwood Airfield/Bury, and the area between Ramsey Rural Museum and Ramsey 1940s Camp which the Neighbourhood Plan proposes as Local Green Space.
- 18.13 Huntingdonshire District Council are scheduled to publish the Proposed Submission Local Plan Update to 2046 for consultation across September and October 2026. That will then need to be submitted to the Secretary of State which is anticipated to be in December 2026. Followed by the examination process during 2027, with adoption anticipated in 2028.
- 18.14 The Proposed Submission Local Plan Update to 2046 still proposes allocations for housing and employment at Upwood Airfield (in both Bury and Ramsey parishes) and on the south-eastern

²⁸ <https://www.huntingdonshire.gov.uk/planning/local-plan-update/preferred-options/>

side of Ramsey town. Together with a housing allocation at Ramsey Forty Foot on the southern side. Limited additional allocations are proposed at Upwood Airfield (in both Bury and Ramsey parishes) and on the north-eastern and south-eastern sides of Ramsey town.

18.15 The Local Plan Update to 2046 at the Preferred Options Stage was proposing seven potential allocations as follows:

Ramsey Parish

- Ramsey 2: North of Hollow Lane. This is allocated for residential development for 20 dwellings.
- Ramsey 3: East of Wood Lane. This is allocated for a mixed-use development comprising of residential development and community open space uses comprising approximately 14 homes and 7.7 ha of community open space uses. *[see Note Below]*

Partly in Ramsey Parish and Partly in Bury Parish

- Bury 3: RAF Upwood - Phase 3, Bury. This is allocated for a mixed-use development comprising of commercial development and open space comprising 170 homes and about 11.5 ha of land for green infrastructure.

Bury Parish

- Bury 1: Bury Industrial Estate, Old Station Road. This is allocated for residential development for 30 dwellings.
- Bury 2: Off Cheveril Lane. This is allocated for open space uses including land to safeguard against flooding.

Upwood and the Raveleys Parish

- Ramsey 1: RAF Upwood phase 4. This is allocated for a mixed-use development comprising of commercial development and open space comprising 4.8 ha for office, research and development, industrial and general industrial uses within use classes E(g)(i-ii) and B2 and about 9.2 ha of land for green infrastructure.

Ramsey Forty Foot *[see Note below]*

- Ramsey Forty Foot 1: Ramsey Forty Foot Village Rural Mooring. This is allocated for leisure moorings and open space uses.

[Note - the Proposed Submission Local Plan Update to 2046 scheduled for consultation across September and October 2026 intends to not take forward Ramsey 3. It proposes to add an additional allocation, Ramsey Forty Foot 2 at Woodlane Farm, Ramsey Forty Foot for residential development of about 30 homes]

19. Definition of ‘Built-up Area’ (Settlement Boundary)

19.1 Ramsey town has planned strategic growth on sites allocated in the Local Plan. However, there has been pressure for planning applications to come forward for residential development on greenfield sites which are not allocated. Such speculative development in addition to the allocated sites has the potential to undermine the strategic policies of the Huntingdonshire Local Plan to 2036 in terms of the distribution of housing across the district. It also has the potential to affect the distinctive character and separate identity of Ramsey and the adjacent village of Bury as separate and distinct settlements.

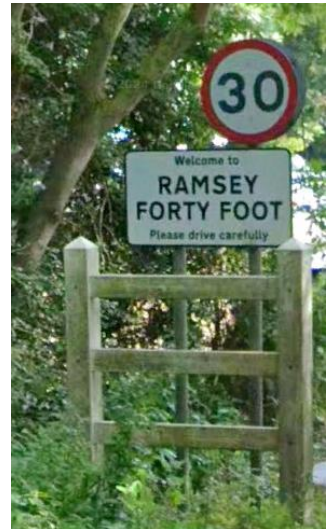
19.2 Ramsey town is part of the ‘Ramsey Spatial Planning Area’ in Policy LP 2 - Strategy for Development. Policy LP 7 - Spatial Planning Areas, supports development where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. The Local Plan does not specify any specific housing requirement for the villages of Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary’s; nor for the

part of Pondersbridge which are all deemed as ‘small settlements’ in the Local Plan. There is an overall allowance for windfall development to come forward across the collective 73 small settlements in the Local Plan.

19.3 The Huntingdonshire Local Plan to 2036 does not identify a settlement boundary for these villages; instead, it moves to use of a definition of ‘built-up area’. Policy LP 9 - Small Settlements, supports development where it is appropriately located within a built-up area of a small settlement. This is what is known as windfall development as it relates to housing coming forward on sites not specifically allocated for housing.

19.4 A settlement boundary is proposed for the town of Ramsey. As this will be contiguous with the built-up area of the adjoining village of Bury in some places; as explained in the Settlement Boundary Methodology document we have ensured that consistency with the settlement boundary in the Bury Neighbourhood Plan has taken place.

19.5 For Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside & Ramsey St Mary’s a settlement boundary is proposed to be identified to define the ‘built-up area’ as referred to in the Huntingdonshire Local Plan to 2036. The small part of Pondersbridge in the Neighbourhood Plan area on its own falls below the size parameter of 30 homes in the Local Plan to be identified as a built-up area. Therefore, as explained in the Settlement Boundary Methodology document, no settlement boundary for Pondersbridge has been established in the Neighbourhood Plan.



19.6 The settlement boundary of these settlements serves a specific purpose in that it is intended to direct the growth of the settlement and enable development to take place in a coherent manner, maintaining the structure and form of the existing settlement geography as the Huntingdonshire Local Plan to 2036 envisages. In addition, the boundary will protect the landscape setting of the villages.

19.7 The Huntingdonshire Townscape SPD for Ramsey identifies wording that says, ‘Reflect the existing built forms and local relationship with the street in any new development’. Policy 1 of the NP refers to taking into account the existing built form, layout and structure of the surrounding area.

19.8 This is intended to cover the wide array of factors that contribute to the distinctiveness of how a place looks, works and functions. In terms of structure, we mean factors such as the configuration, the arrangement of the built elements in a particular form, figure, or combination.

19.9 The National Design Guide suggests that structure can be a separate consideration to built form or layout. For example, M2 of National Design Guide looks for a clear structure and hierarchy of streets. It goes on to identify in relation to Layout that:

*“A layout shows how routes and blocks of development are arranged and relate to one another to create streets, open spaces and buildings. It defines:
the structure or settlement pattern;
the grain, or the pattern of development blocks and plots; and
the broad distribution of different uses, and their densities or building heights.”*

19.10 The National Design Guide also refers to the structure of blocks and routes that this creates; as well as open space, its location and structure need careful consideration.

Ramsey Communities Neighbourhood Plan (Referendum Version)

19.11 Policy LP 9 - Small Settlements of the Local Plan does also support development where it is on land well-related to the built-up area where this is allowed for through other policies in the Local Plan. Paragraph 4.107 of the Local Plan sets out a definition of what is meant by Policy LP 9 as: *“Proposals for development on land well-related to the built-up area will be considered subject to the provisions of policies LP 10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'.”*

19.12 The Huntingdonshire Local Plan to 2036 sets out a comprehensive definition of ‘built-up area’. Regard has been had to this definition in drawing the settlement boundary in this Neighbourhood Plan in order to define the ‘built-up area’. Details of the criteria used to define the settlement boundary in this Neighbourhood Plan, is set out in the Settlement Boundary Methodology document. The methodology used is based on that used in the made Bury Neighbourhood Plan, which Huntingdonshire District Council and the Independent Examiner concluded to be in general conformity with the Huntingdonshire Local Plan.

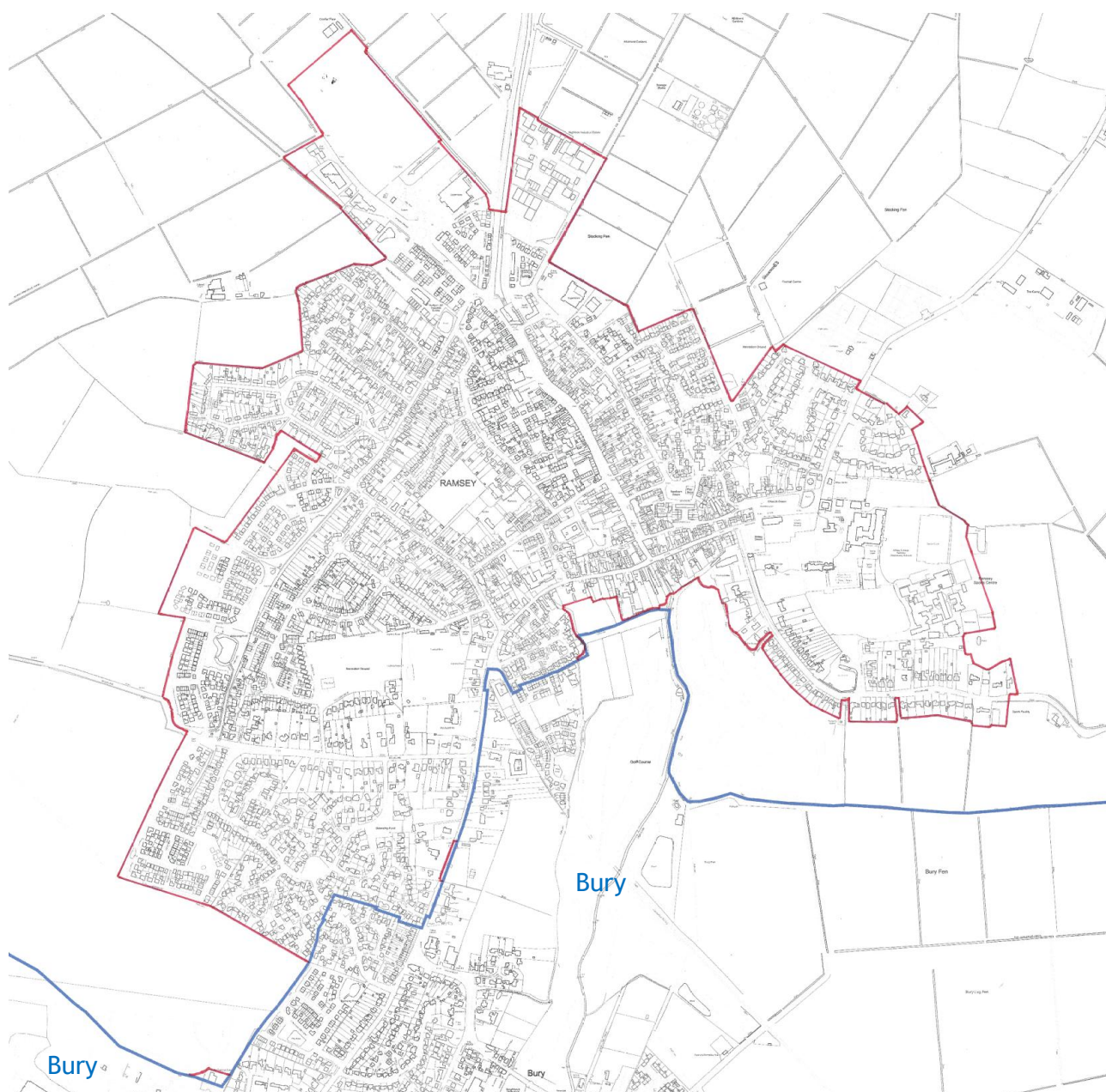


Policy 1 - Definition of ‘Built-up Area’ (Settlement Boundary)

The settlement boundary of Ramsey (town) is defined on the Map 4a. The settlement boundaries of Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside; and Ramsey St Mary’s are defined respectively on the Maps 4b, 4c, 4d and 4e. This defines the ‘built-up area’ for the town and villages. It serves the purpose of directing the growth of the settlement and protecting the countryside from encroachment.

Within the settlement boundary, proposals will be supported where development would not adversely affect the established character and appearance of the existing settlement; the undeveloped nature of the surrounding rural areas; and the landscape setting of the respective town or village. Planning applications will be expected to demonstrate how they have taken into account the existing built form, layout and structure of the surrounding area; the contribution of spaces between buildings; views and vistas as defined under Policy 6; and the design and visual appearance of nearby buildings in the surrounding area.

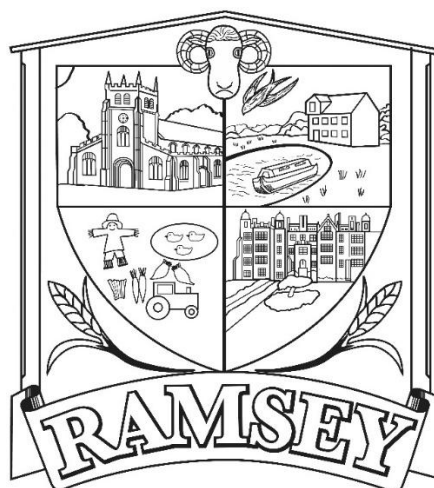
Development of land outside the settlement boundary should be determined in accordance with the relevant Local Plan and Neighbourhood Plan policies.



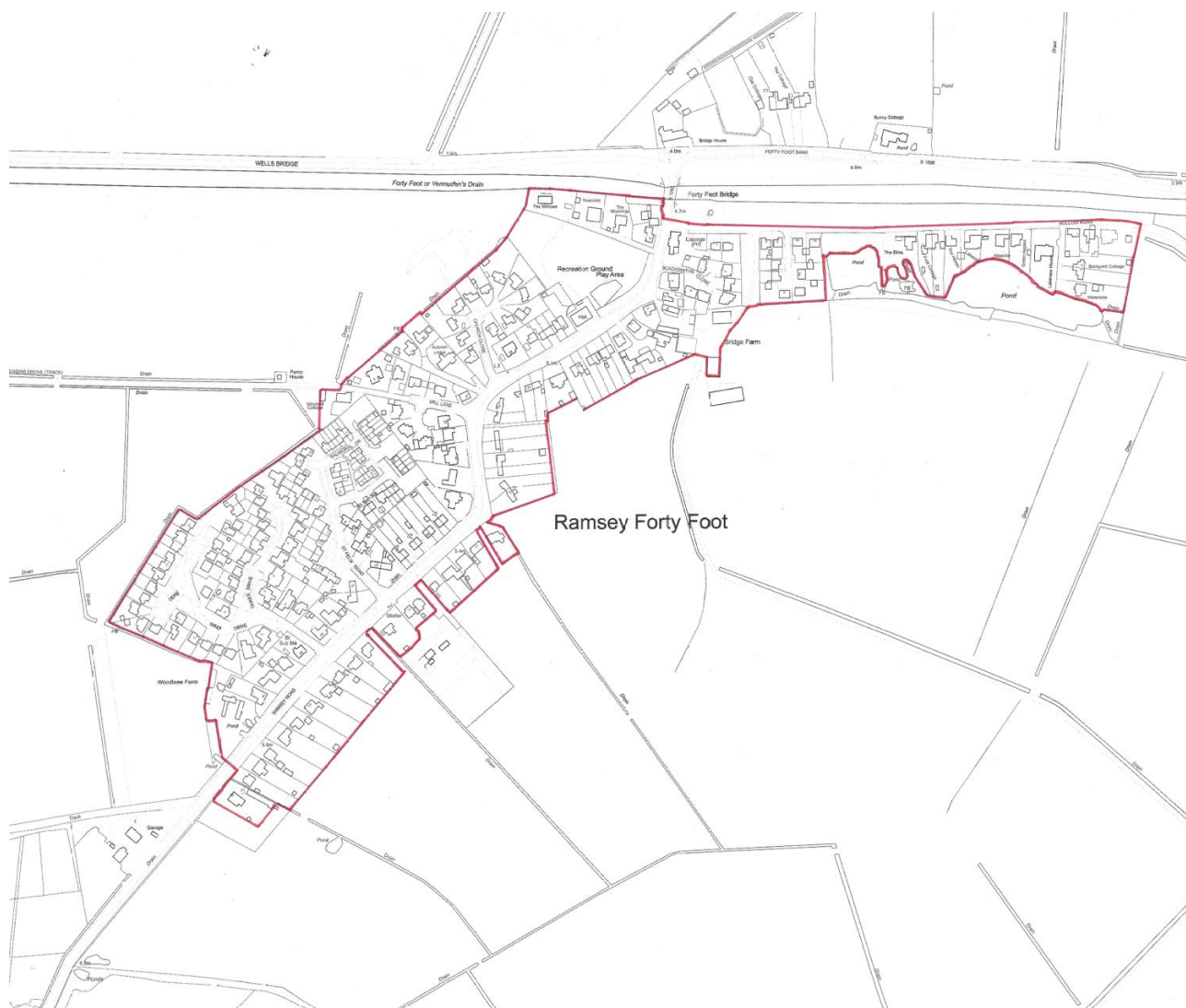
Map 4a - Settlement Boundary - Ramsey (town) © Crown Copyright

 Settlement Boundary

 Plan Area Boundary



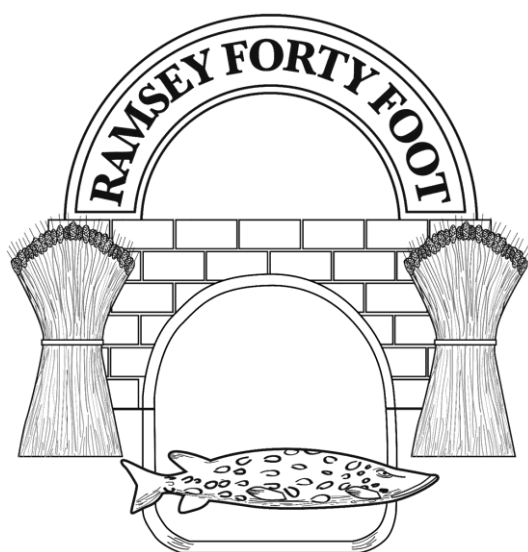
Ramsey Communities Neighbourhood Plan (Referendum Version)



Map 4b - Settlement Boundary - Ramsey Forty Foot © Crown Copyright

 Settlement Boundary

 Plan Area Boundary



Ramsey Communities Neighbourhood Plan (Referendum Version)

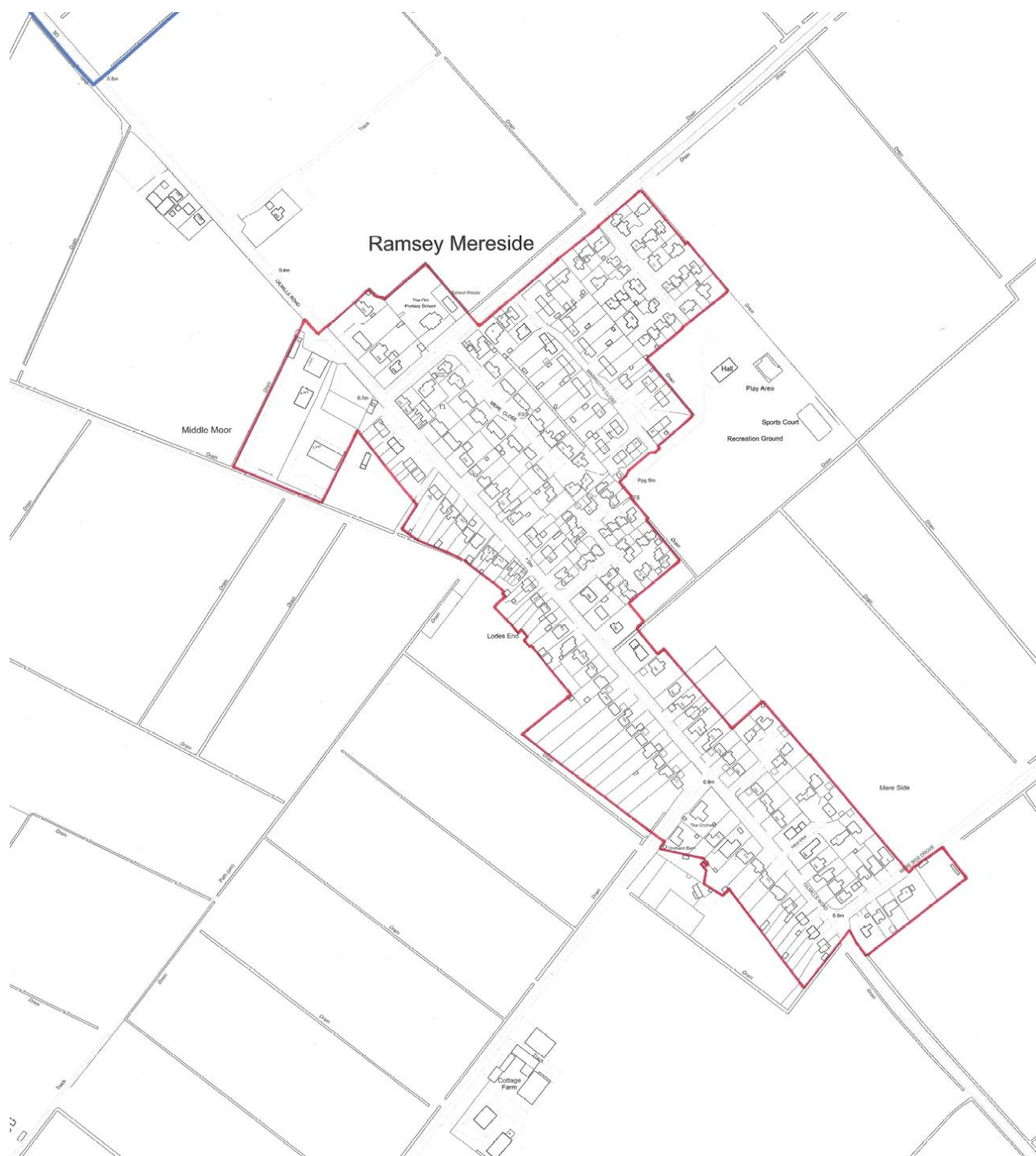


Map 4c - Settlement Boundary - Ramsey Heights © Crown Copyright

Settlement Boundary

Plan Area Boundary

Ramsey Communities Neighbourhood Plan (Referendum Version)

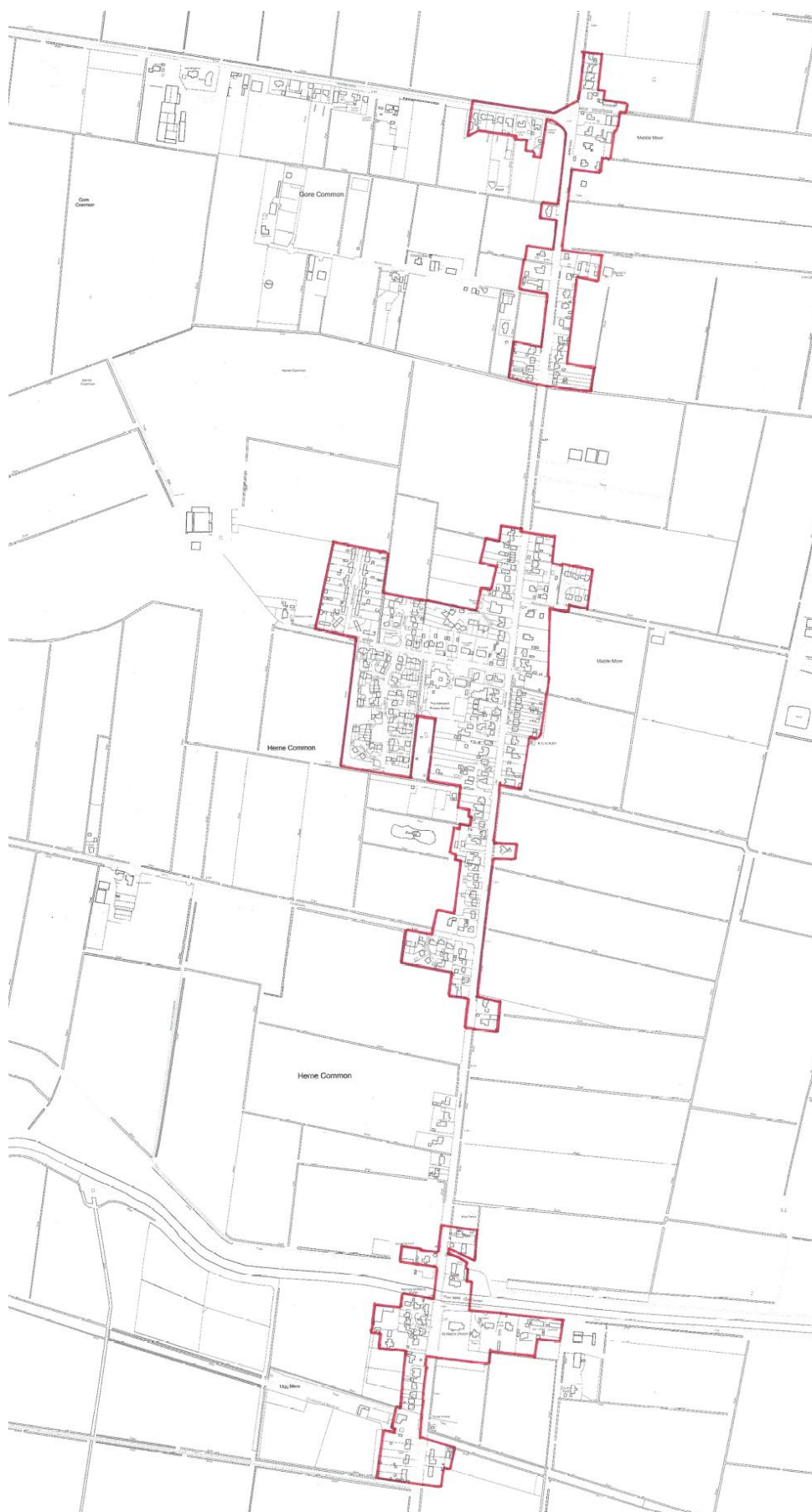


Map 4d - Settlement Boundary - Ramsey Mereside © Crown Copyright

Settlement Boundary

Plan Area Boundary





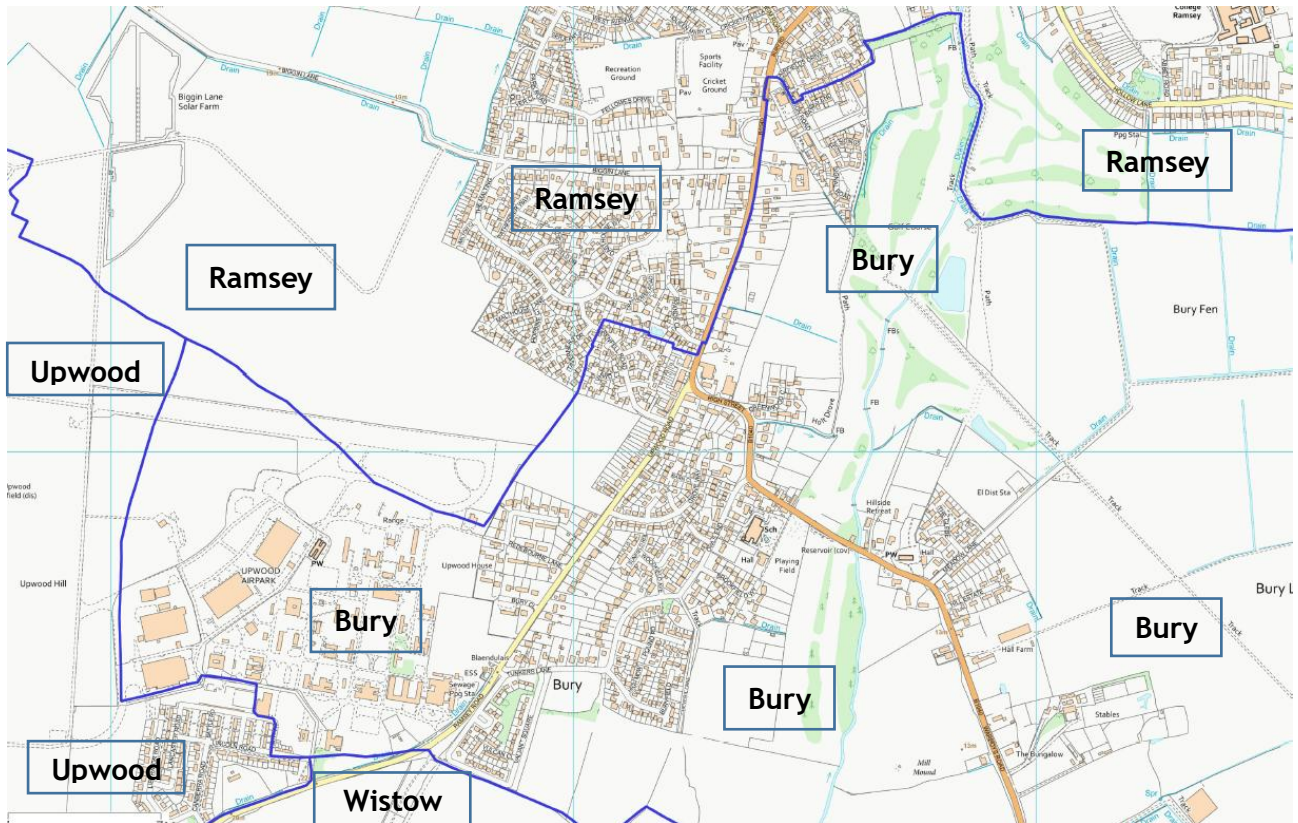
Map 4e - Settlement Boundary - Ramsey St Mary's © Crown Copyright

 Settlement Boundary

 Plan Area Boundary

20. Protected Settlement Break

20.1 Parts of Bury immediately about the town of Ramsey, together with Upwood Airfield the two settlements form the Ramsey Spatial Planning Area. The Upwood Airfield area actually falls mostly in the Parish of Bury, with the northern part partly in the Parish of Ramsey and the western side in the Parish of Upwood. The inter-relationship between the various Parishes can be seen on the map below.



Map 5 - The Upwood Airfield Area Showing the Various Parishes © Crown Copyright

 Parish Boundaries

20.2 The Parish boundary between Bury and Ramsey was established before much of the growth and development occurred. Over time a degree of coalescence between Bury and Ramsey has already occurred. The northern part of Bury around Signal Road is contiguous with the main part of Ramsey, as such although spatially part of Bury, it physically and visually appears as an extension to Ramsey. The two settlements are however two distinct communities and are in two separate but contiguous Parishes.

20.2 The inter-relationship between Ramsey and Bury can be considered in relation to the two broad areas of: 1. East of the B1040; and 2. West of the B1040. As the B1040 for part of its length forms the Parish boundary on the north-south alignment, this provides a logical feature to choose as the central point to work from in order to undertake an assessment.

20.4 East of the B1040 - There are in fact no gaps remaining between the two Parishes of Ramsey and Bury to the east of the B1040. However, there is a gap between the northern part of Bury around Signal Road and the main part of Bury village. This remaining gap is the only visual and physical separation between the main cores of Bury and Ramsey. Consequently, the Bury Neighbourhood Plan has identified this as a Protected Settlement Break as the only gap remaining to prevent the complete coalescence of Ramsey and Bury.

- 20.5 The importance of the gap between Low Bury and White Arches on Bury Road was confirmed in appeal APP/H0520/W/16/3155400 which was dismissed in November 2016. Ramsey and Bury have already coalesced in part over past decades, this means that the remaining physical and visual breaks that remain are even more important to protect. Land to the east of Bury Road between Low Bury and White Arches along with the land to the rear running back to the golf course was deemed important to retain as undeveloped to prevent coalescence. Consequently, that area became a protected settlement break in the made Bury Neighbourhood Plan. There is no need for the Ramsey Communities Neighbourhood Plan to do anything further in this area to prevent coalescence.
- 20.6 West of the B1040 - Bury has grown, including through the recent development of Longland Crescent to the west of Upwood Road. Ramsey has grown, including through the recent development of Frost Way and Stonemason Way. This recent housing development has led to the greater threat of coalescence on the western side between Ramsey, Bury and Upwood Airfield. There is a wedge of countryside remaining between the northern side of Upwood Airfield, the western side of Longland Crescent and the southern side of housing on the south-western fringe of the town of Ramsey.
- 20.7 Given that the Huntingdonshire Local Plan to 2036 proposes that the 'Ramsey Spatial Planning Area' has allocations for 895 homes and 2 hectares of employment land there is a real threat that unchecked growth could lead to further coalescence between Ramsey and Bury. The Huntingdonshire Local Plan to 2036 does not include any policy to prevent the coalescence of Ramsey and Bury, although the Bury Neighbourhood Plan does. In terms of consistency, it is appropriate for the Ramsey Neighbourhood Plan to also secure this important community objective of retaining the distinct settlements of Ramsey and Bury.
- 20.8 There is also the potential through further urban extension for development on Upwood Airfield to lead to coalescence on the western side between Ramsey and Bury. Part of the northern part of Upwood Airfield lies within Ramsey Parish, although if developed spatially this area would effectively operate as part of Upwood Airfield. The allocations at Upwood Airfield as a whole visually and spatially appears to be part of Bury. The northern side of the Airfield in this area is rather distinctively formed by the former runway and the hedgerow and treed boundary. To the north of this is a wedge-shaped agricultural field that currently provides a visual and physical separation in the built form between Ramsey and Bury including Upwood Airfield. The area has a width of around 130m at its eastern end rising to around 230m at the western end.
- 20.9 The emerging Local Plan [Update to 2046](https://www.huntingdonshire.gov.uk/planning/local-plan-update/preferred-options/)²⁹ proposes to allocate the northern side of the Airfield including the area formed by the former runway up to the hedgerow and treed boundary as Bury 3: RAF Upwood - Phase 3. This proposed allocation would be for a mixed-use development comprising of commercial development and open space comprising 170 homes and about 11.5 ha of land for green infrastructure. This emerging allocation in the Local Plan Update to 2046 would bring built development on Upwood Airfield closer to the existing built development in Ramsey. Leaving just a single field that would prevent Ramsey and Bury completely coalescing. Development pressure from windfall proposals has been significant in the Ramsey Spatial Area and is likely to continue for some time given the fact that Huntingdonshire does not have a demonstrable 5-year housing land supply.



²⁹ <https://www.huntingdonshire.gov.uk/planning/local-plan-update/preferred-options/>

20.10 Retaining a physical and visual separation in this area would be important to retain the distinct separate identity of Ramsey and Bury. The principle of preventing further coalescence between the two settlements has been established in the made Bury Neighbourhood Plan. As such it has been found to be an appropriate strategy by the Independent Examiner who undertook the examination of the Bury Neighbourhood Plan. It is important that adjoining Neighbourhood Areas have regard to cross boundary issues in the interest of consistency and so as not to undermine other parts of the Development Plan.

20.11 Consequently, it is considered to be necessary and appropriate in the Ramsey Neighbourhood Plan to set out a suitable policy approach to prevent further coalescence between Ramsey and Bury. As such a protected settlement break between Ramsey and the planned urban edge of Upwood Airfield is therefore included in the Neighbourhood Plan. This is important to protect distinct identities of Ramsey and Bury as separate settlements.

20.12 Although the northern end of the airfield is not currently allocated for development, it is an integral part of the wider airfield that has been identified for strategic growth in the Local Plan to 2036. In the Land Availability Assessment (LAA), the site on the northern end of the airfield is known as Bury 7: RAF Upwood - Phase 3, Bury. In the LAA, Huntingdonshire have identified that Bury 7 would be suitable for future development. Given its inter-relationship to the existing development on Upwood Airfield, without pre-determining future decisions; it is considered reasonable to take the position that development continuing on the airfield is likely to occur. The Local Plan to 2046 is considering it as an emerging allocation now known as allocation 'Bury 3'.



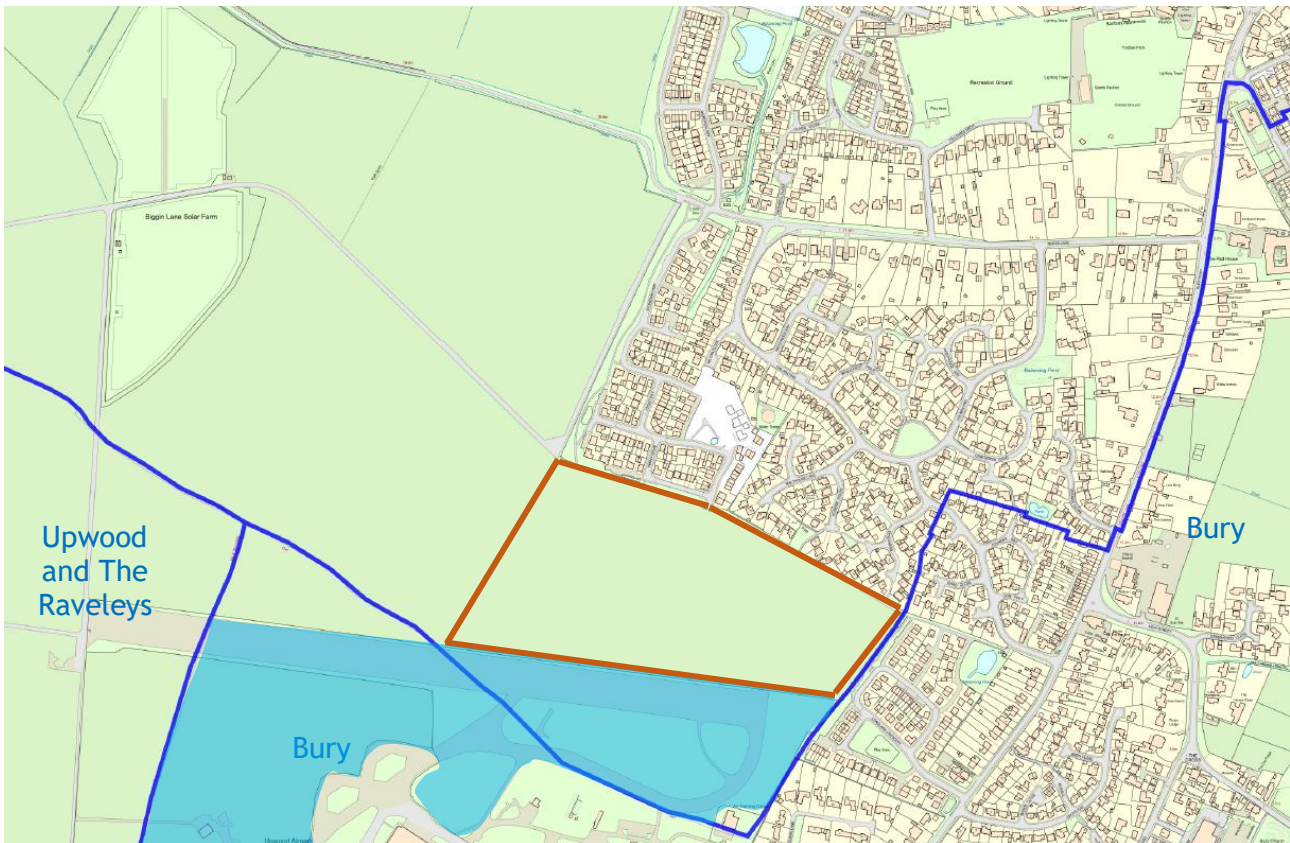
20.13 The protected settlement break forms an important green corridor which would assist in retaining the identity of the two existing settlements. It also provides opportunities for new green infrastructure and/or biodiversity enhancement to support the delivery of the strategic allocations. It is considered that the edge of the former Upwood airfield runway forms an existing defensible boundary that is more appropriate to form the southern boundary of the protected settlement break, rather than the current allocated site boundaries which are further south. The northern and eastern boundaries of the protected settlement break is to be the existing and planned current edge of the built-up area of Ramsey and Bury respectively.

20.14 More information on the importance of the Protected Settlement Break is contained in the Settlement Boundary Methodology document.

Policy 2 - Protected Settlement Break

The area shown on Map 6 is identified as a protected settlement break to prevent the coalescence of Ramsey with Bury.

Proposals for built development within the protected settlement break will not be supported unless the purpose of preventing coalescence and retaining spatial, physical and visual separation between Ramsey and Bury is secured.



Map 6 - Protected Settlement Break © Crown Copyright

-  Protected Settlement Break
-  Plan Area Boundary
-  Proposed Bury 3 Allocation in the emerging Local Plan Update to 2046

21. Community Facilities

21.1 Community Facilities is a generic term used for community infrastructure, services and facilities. This includes village halls, church halls, community centres and multi-use facilities. These facilities typically provide opportunities for community uses such as events, sports and activities. Community facilities can also provide space for arts or cultural activities and serve wider purposes such as providing affordable space for events or small businesses to hire. As a town, Ramsey has a wider range of community facilities than the villages. Ramsey Town Council provides and hosts a number of community [services](#)³⁰. Ramsey is also blessed to have community organisations including the Ramsey Neighbourhoods [Trust](#)³¹.

21.2 Ramsey Forty Foot has limited community facilities comprising a village hall, a recreation field and a public house. Ramsey Heights doesn't have any meeting facilities; it does have a community park that includes some outdoor gym equipment and children's play area. Ramsey Mereside also has limited community facilities namely a village hall and a recreation field which



incorporates a children's play area and outdoor exercise equipment. In addition, the village

³⁰ <https://www.ramseytowncouncil.gov.uk/community>

³¹ <https://ramseyneighbourhoodstrust.org/>

hall hosts a public bar open on Friday evenings year-round and through the summer on Sunday afternoons. Ramsey St Mary's has a wider range of community facilities, including St Mary's Church, post office/store, primary school & pre-school and children's play area. Ramsey St Mary's no longer has a village hall. The part of Pondersbridge in Ramsey parish contains the church and village hall. The area of Ramsey Hollow does not contain any community facilities.

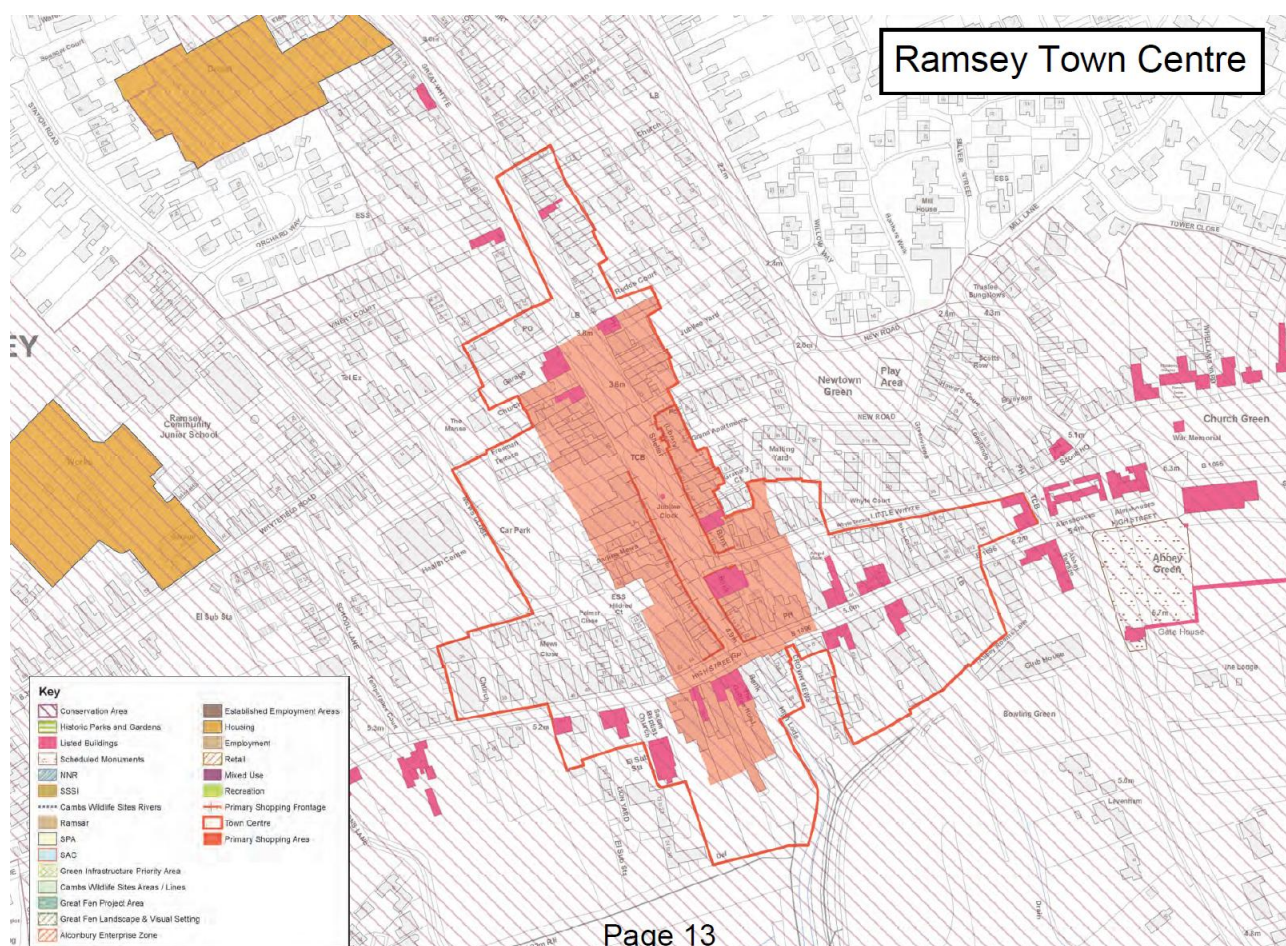
- 21.3 Ramsey town contains a number of important community facilities including library (with WC on the outside), infant school, junior school, secondary school, nurseries/pre-schools, GP surgery, health centre, dentist, fire station, community centre, supermarket, discount store, petrol filling stations, post office, numerous retail stores, car repairs/servicing, public houses, skate park, children's play areas, recreation fields, football clubs including Ramsey Town Football Club and Colts Football Development team, cricket club & pavilion, cemetery, St Thomas a Becket Church, Methodist Church, Sacred Heart Catholic Church, Baptist Church, Ramsey Rural Museum, Ramsey 1940s Camp and leisure centre.



- 21.4 Important areas of open space and green infrastructure include the allotments at Stocking Fen Road, Muchwood & Mary's Wood³², Ramsey Heights Nature Reserve, Ramsey Golf Club, The Old Nene Golf & Country Club, Bill Fen Marina and Ramsey Abbey Grounds. Open space can take many forms including parks, village/town greens, play areas, sports pitches, allotments, semi-natural areas and substantial private gardens. Many provide important recreational and sporting facilities or are important for biodiversity.
- 21.5 Policy LP 22 - Local Services and Community Facilities of the Huntingdonshire Local Plan to 2036 looks to support new community facilities and to safeguard against their loss. The supporting text to Policy LP22 in paragraphs 6.47 to 6.49 on page 92 of the Huntingdonshire Local Plan to 2036 details the type of evidence necessary to demonstrate how it can be shown that community facilities might be considered to be poorly used or not viable³³. This is equally relevant to the application of this Neighbourhood Plan policy.
- 21.6 Policy LP 32 - Protection of Open Space is also relevant as it looks to protect against the loss of open space, outdoor recreation facilities, allotments and areas of garden land that provide amenity value. The town and villages in the parish of Ramsey have a number of highly valuable community facilities within the respective communities which are vital to be retained in order to help protect the distinct identity of the villages and the town.

³² Muchwood and Mary's Wood is a small 2-hectare wood owned by The Woodland Trust, a small meadow with a bench in the north of the site was designed as a special feature to commemorate the Millennium

³³ In particular paragraph 6.49 states: "Assessing the level of community support for a local service or facility is a matter of judgement, but could be informed by information such as evidence of the level of recent usage, as well as the number and nature of comments made on an application by members of the local community. For commercially run facilities such as local shops and pubs, the Council considers that a robust marketing exercise is the most transparent way of demonstrating that such facilities are no longer viable. This should be of sufficient duration to allow the local community time to consider making a bid to run or acquire premises of value through the Community Right to Bid. In seeking to justify the loss of local services or community facilities, applicants will also be required to consider whether existing premises or sites can be adapted to retain a viable community facility or service. Effective marketing will in most cases need to be for a continuous period of 12 months at a value reflecting its permitted use with details kept of any offers received and detailed reasoning for declining them. However, in particular circumstances it may be appropriate for alternative arrangements to establish if there is any realistic prospect of maintaining the service or facility."



Map 7 - Ramsey Town Centre Extract from the Huntingdonshire Local Plan to 2036 Policies Map
© Huntingdonshire District Council

21.7 Policy LP 21 Town Centre Vitality and Viability define a town centre boundary for Ramsey. The policy looks to protect the role of the town centre and the services and facilities it provides.

21.8 Another mechanism to protect and keep valued buildings or land in use for the community is the Community Right to Bid Scheme. It gives local community groups the opportunity to nominate buildings or other land to be included on the Huntingdonshire Council's [list](#)³⁴ of Assets of Community Value. An asset should contribute to the community's social well-being or social interests. Once on the register, if an asset comes up for sale or lease, a community group has a period of time in which they can register their interest as a potential bidder, delaying a sale on the open market. Currently Ramsey parish has no recorded Assets of Community Value.



21.9 The planned growth will necessitate additional or enhanced provision of community facilities. Consequently, the Neighbourhood Plan sets out a framework to address the specific requirements of community facilities in Ramsey. Any new community facilities should be accessible to the community they are intended to serve.

³⁴ <https://www.huntingdonshire.gov.uk/council-democracy/community-right-to-bid/>

21.10 Development proposals regarding the relocation of Ramsey Town Football Club will be supported and could bring significant long-term benefits to the local community for all ages and genders, creating a modern hub for sport, recreation, and social connection. A new site would allow the club to develop upgraded pitches, accessible spectator areas, and improved changing rooms, while also unlocking space for multi-use facilities such as meeting rooms, community groups and all-weather training areas. Overall, the relocation could act as a catalyst for increased participation in sport, stronger community engagement and a more vibrant local environment.



21.10 In early consultation, when questioning people about what they valued most about living within Ramsey these key themes came out: People, community, countryside, quiet, friendly, rural area, shops and customer service, amenities. Concerns in early consultation included how the area is being built up with a lack of infrastructure. The policy is intended to apply to existing community facilities; any future community facilities provided as part of new development will also be protected under this policy. The main community facilities in the Parish are shown on Maps 8a to 8e below.

Policy 3 - Community Facilities

Development proposals that result in the improvement/enhancement of existing community facilities including meeting/event spaces (such as village halls or community centres); play areas; leisure/recreation/sports facilities; allotments; education facilities (pre-schools/nurseries, primary schools, secondary school or adult/community education); churches; library; Ramsey Rural Museum; Ramsey 1940s Camp; cemeteries/burial grounds; or small-scale local retail facilities in the villages will be supported subject to their compliance with other development plan policies.

Development proposals that result in the provision of new community facilities both within and outside of but adjacent to the settlement boundary of Ramsey; Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside; and Ramsey St Mary's will be supported subject to their compliance with other development plan policies; provided the scale is commensurate with size of facility to meet the needs of the respective settlement and where relevant the catchment hinterland. In particular proposals for new play areas; sports/recreation facilities; and local health provision will be supported. Proposals for local small-scale retail provision will be particularly supported in or adjacent to the villages.

Proposals that would result in the loss of the following community facilities will be resisted unless it can be shown³⁵ that they are poorly used, not viable or adequate replacement provision is made elsewhere in Ramsey parish which is an equivalent service or community facility located where it is equally or more accessible to the existing and planned new community it is intended to serve:

Ramsey (town)

- Ramsey Welfare Allotments (A)
- Ramsey Library (B)
- Ramsey Spinning Infant School (C)
- Ramsey Community Junior School (D)
- Abbey College, Ramsey (Secondary School) (E)
- Ramsey Health Centre (F)
- Rainbow GP Surgery (G)

³⁵ See paragraph 21.5 and footnote 22

Ramsey Communities Neighbourhood Plan (Referendum Version)

- Ramsey Dental Surgery (H)
- Fire Station (I)
- Ramsey Community Centre (J)
- Petrol Filling Stations (K)
- Post Office (L)
- Skate Park (M)
- Children's Play Areas (N)
- Recreation Fields (including King George V Playing Field and Tom Jones Memorial Fields - Ramsey Colts FC Ground) (O)
- Football Club and Cricket Club & Pavilion (P)
- Cemetery (Q)
- St Thomas a Becket Church (R)
- Methodist Church (S)
- Sacred Heart Catholic Church (T)
- Great Whyte Baptist Church (U)
- Salem Baptist Church (V)
- Ramsey Rural Museum (W)
- Ramsey 1940s Camp (X)
- Leisure Centre (Y)



Ramsey Forty Foot

- Village Hall (1)
- Recreation Field (2)
- Children's Play Area (3)
- The George Public House (4)

Ramsey Heights

- Community Park and Children's Play Area (5)

Ramsey Mereside

- Village Hall (6)
- Recreation Field (7)
- Children's Play Area (8)

Ramsey St Mary's

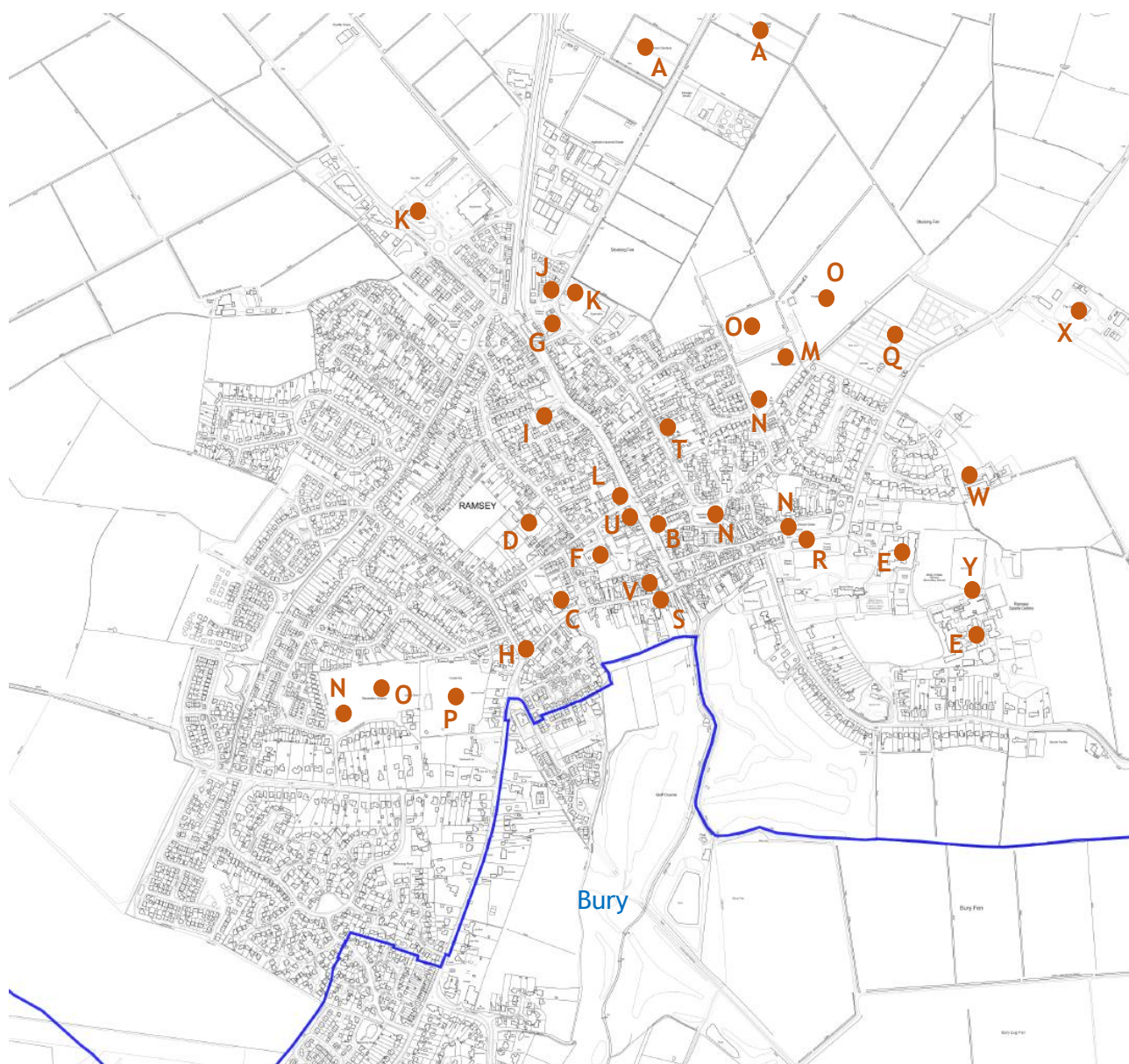
- St Mary's Church (9)
- Post Office/Store (10)
- Ashbeach Primary School & Pre-school (11)
- Children's Play Area (12)



Pondersbridge

- Church of St Thomas (13)
- Village Hall (14)

(Note the letters in the bullets in the policy for Ramsey Town and the numbers for the Villages are reference letters and numbers respectively on the maps below)



Map 8a - Main Community Facilities - Ramsey (town) © Crown Copyright

- Main Community Facilities (approximate location)
- Plan Area Boundary



Ramsey Communities Neighbourhood Plan (Referendum Version)

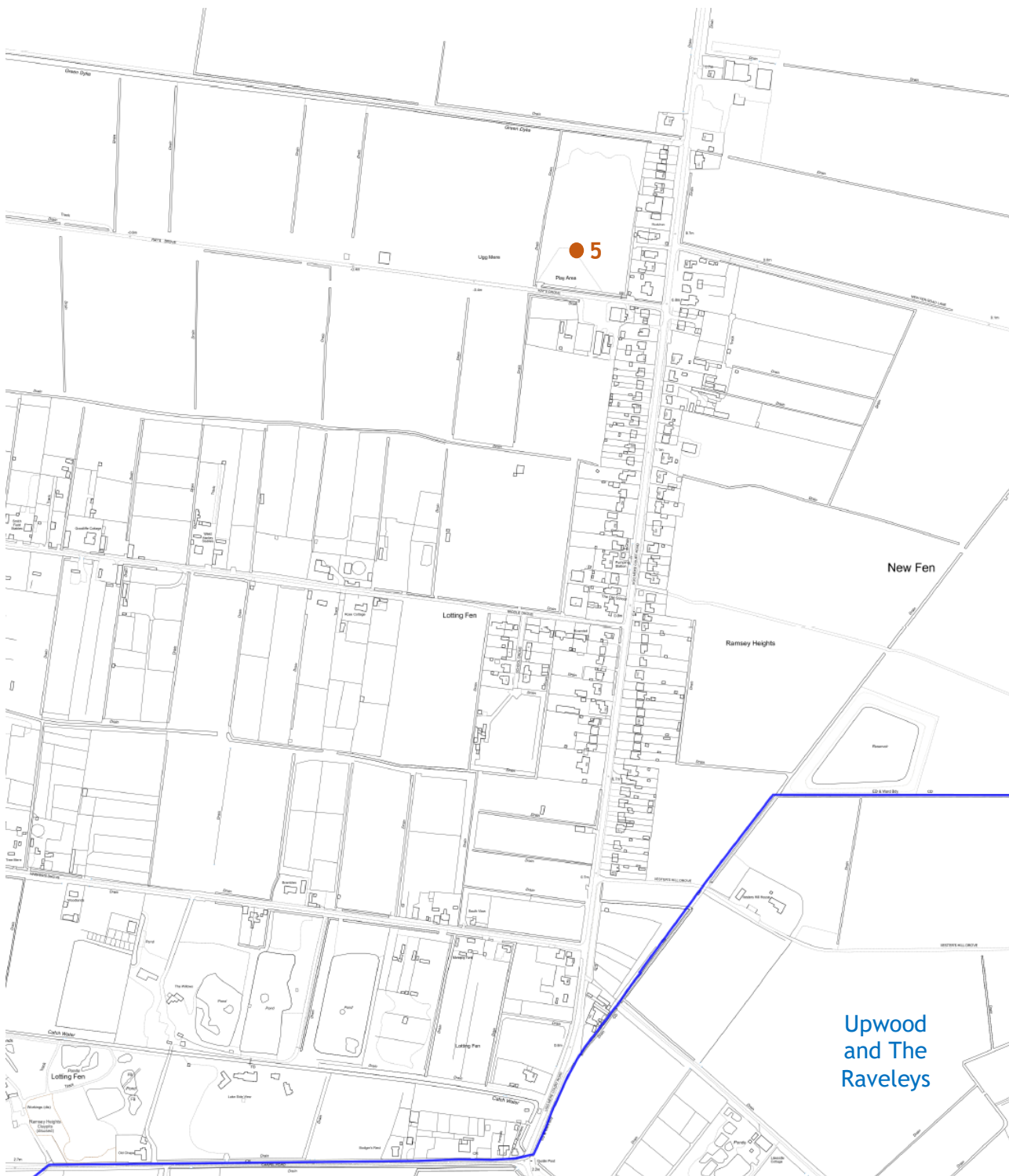


Map 8b - Main Community Facilities - Ramsey Forty Foot © Crown Copyright

- Main Community Facilities (approximate location) □ Plan Area Boundary



Ramsey Communities Neighbourhood Plan (Referendum Version)

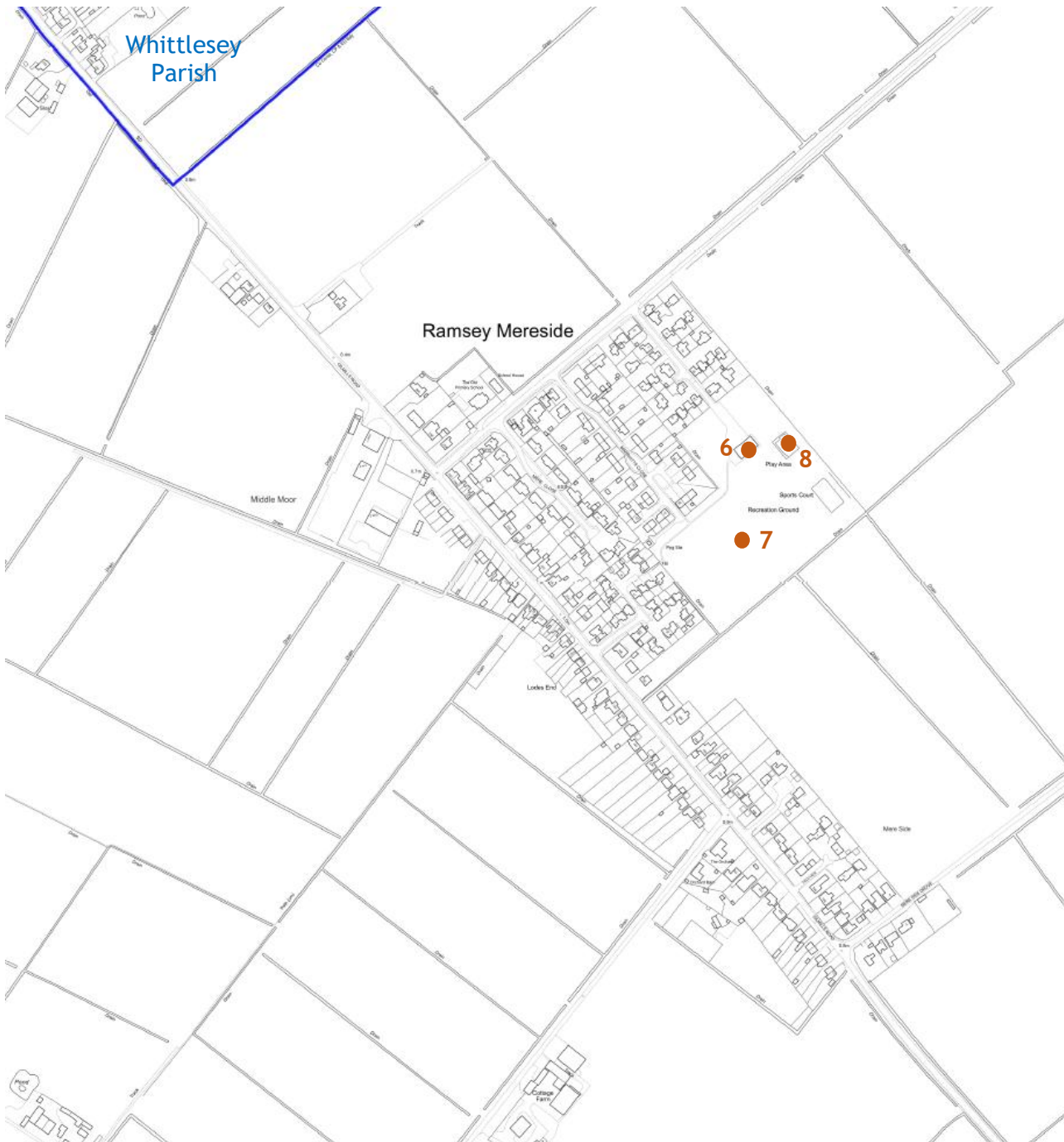


Map 8c - Main Community Facilities - Ramsey Heights © Crown Copyright

- Main Community Facilities (approximate location)
 Plan Area Boundary



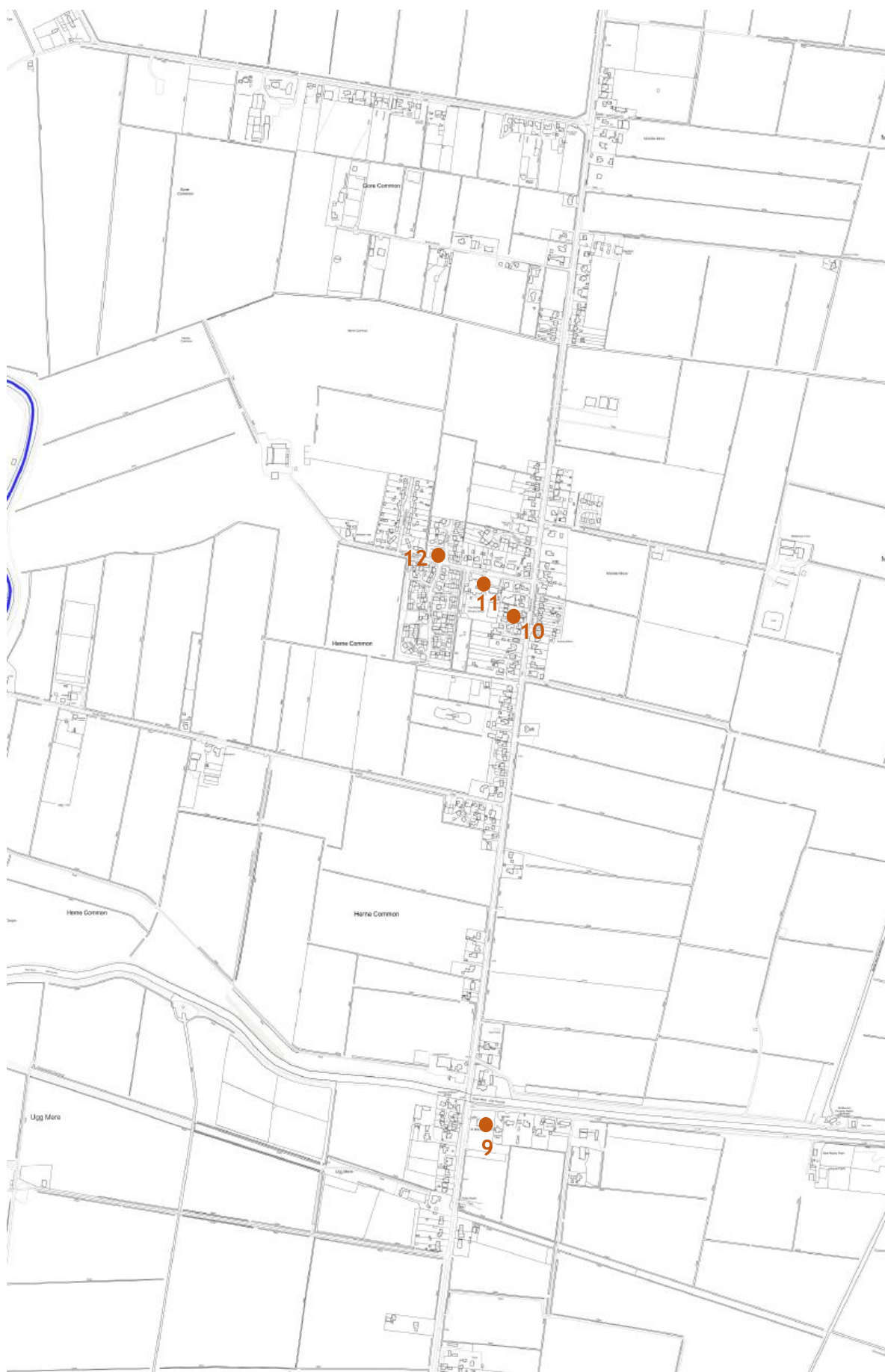
Ramsey Communities Neighbourhood Plan (Referendum Version)



Map 8d - Main Community Facilities - Ramsey Mereside © Crown Copyright

- Main Community Facilities (approximate location) □ Plan Area Boundary

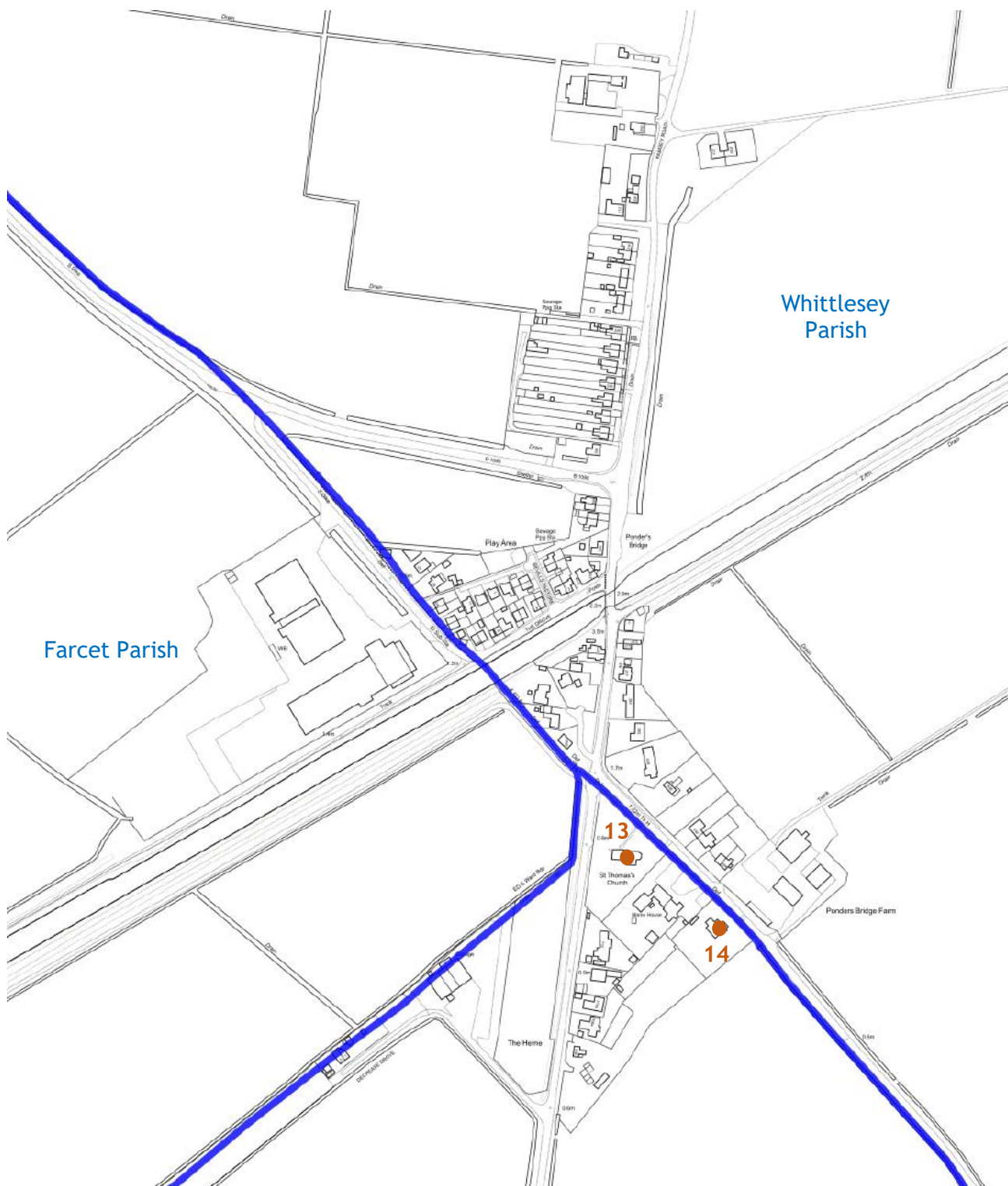




Map 8e - Main Community Facilities - Ramsey St Mary's © Crown Copyright

● Main Community Facilities (approximate location)

□ Plan Area Boundary



Map 8f - Main Community Facilities - Pondersbridge © Crown Copyright

● Main Community Facilities (approximate location) □ Plan Area Boundary

22. Community Engagement

22.1 The Neighbourhood Plan area is undergoing a significant level of change. The Neighbourhood Plan should support the Huntingdonshire Local Plan to deliver the development envisaged.

Ramsey Communities Neighbourhood Plan (Referendum Version)

22.2 The local community also wishes to encourage developers to proactively engage in community engagement with the Town Council and local residents in developing new sustainable additions to the existing communities which also benefit the existing host community. There is a limited range of applications for which compulsory pre-application community engagement is required.

22.3 Through the Neighbourhood Plan proactive community engagement is encouraged, this is considered to be in the best interests of both those proposing development and the local community that wants to help ensure that appropriate balanced growth and development is secured. Some developers have a good track record of community engagement in relation to sites being proposed. The Neighbourhood Plan wants to ensure that effective community engagement is maintained and improved.



Policy 4 - Community Engagement

Developers considering making proposals for major³⁶ development within Ramsey; Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside; and Ramsey St Mary's shall demonstrate that they have undertaken early discussion with the Town Council to discuss how pre-application community engagement can be undertaken. The Town Council will work with developers to facilitate effective and proactive community engagement and to ensure that the requirements of this Neighbourhood Plan are taken into consideration.

Proposals for development which are accompanied by a statement of community involvement that details how pre-application community engagement has been addressed in a positive way will be supported.



³⁶ 'Major development' in terms of this policy means development of 10 or more dwellinghouses (or a site having an area of 0.5 hectares or more where dwelling numbers are not known); the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or any development carried out on a site having an area of 1 hectare or more

Theme - Heritage & Environment



Theme - Heritage & Environment

Community Aspirations

The Neighbourhood Plan includes community aspirations for each themed section of the Plan. For the Theme - Heritage & Environment, the following are the community aspirations:

Heritage & Tourism



The parish is home to a wealth of heritage assets, and the historic environment has been identified through public consultation as being of particular importance to local residents. Specifically, it is a community aspiration to ensure that the heritage is adequately protected and supported. Events and assets such as the rural museum and Ramsey 1940s Camp are important both to the heritage of the area and the tourism offer.

Potential linkages to proposed major tourism provision at Bedford should be considered to see how the wider sub region can benefit from tourism investment and visitors.

In order to protect the heritage of the area, protection of areas like Stocking Fen and the area north of Tesco should be secured. Retaining Ramsey and Bury as distinct settlements is fundamental to the history of Ramsey; so, protecting a gap between Bury and Ramsey through maintaining a settlement break is a significant community aspiration.

The agricultural origins of the parish are a fundamental part of the character of the area. The preservation of agriculture and the agricultural heritage and culture is therefore important.

Great Fen & Biodiversity



The Great Fen project extends into Ramsey Heights and Ramsey St Mary's, linkages to the Great Fen waterways plan and visitor centre is important.

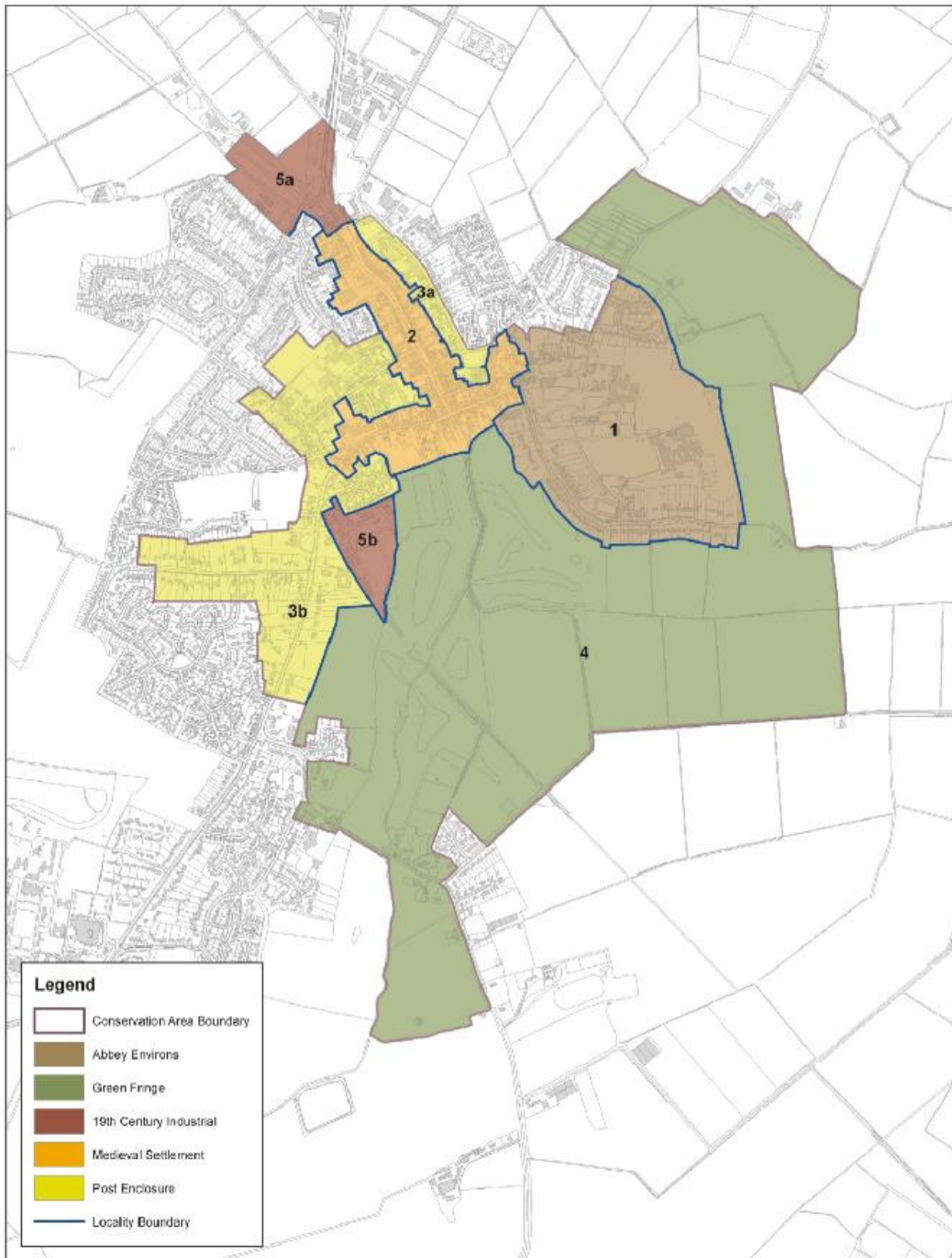
The biodiversity of the area and the protection of green spaces is important to allow the communities to enjoy the outside for recreation and views; whilst limiting recreational disturbance to Woodwalton Fen which is a designated nature conservation site.

Protecting and enhancing the rights of ways and paths would contribute to the health and enjoyment of the local community.

The implications of flood risk should be considered in all aspects of life and development.

23. Built Environment and Heritage Assets

23.1 Heritage assets are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment. The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment. Early consultation identified that almost all those responding considered it necessary to protect the heritage assets of the parish. People spoke about Ramsey being unique and distinctive, having historical significance, rural character and charm, agricultural heritage and rural traditions, as well as the community events, support and community spirit.



Map 9a - Ramsey Conservation Area Boundary, Extract Taken from Conservation Area Character Appraisal³⁷ © Huntingdonshire District Council

³⁷ <https://www.huntingdonshire.gov.uk/planning/conservation-areas/>

23.2 A large part of Ramsey is covered by the Ramsey Conservation Area; the Conservation Area also extends across parts of the neighbouring village of Bury. The Ramsey Conservation Area Character Statement was published in December 2005 by Huntingdonshire District Council. This is a [character appraisal](#)³⁸ whose purpose is to identify and record those special qualities that make up the architectural and historic character. This includes significant trees; significant green spaces; landscape views; and native hedgerows. The plans and text within the Conservation Area Statement provide additional information on the architecture of the conservation area, including the distinctive building materials. This Neighbourhood Plan draws upon this Statement as part of its evidence base.

23.3 Areas of special architectural or historic interest are designated as Conservation Areas to help preserve and enhance them for future generations. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect of development proposals on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.



23.4 Ramsey Town has a locally distinctive conservation area, the town and the villages have an important fen-edge setting, and the area is under increasing development pressure. Care with design in relation to new development need to take into account factors including:

- Settlement form and grain.
- Connectivity and walking/cycling permeability.
- Street hierarchy and enclosure.
- Landscape led-design.
- Treatment of rural edges.
- Integration with heritage assets.

23.5 Two existing documents already provide helpful design advice, these are the Conservation Area Character [Assessment](#)³⁹ for the Ramsey Conservation Area. Together with the Huntingdonshire Landscape and Townscape [SPD](#)⁴⁰. Chapter 8 of the SPD provides specific advice for [Ramsey](#)⁴¹.

23.6 The Neighbourhood Plan area contains numerous heritage assets, this includes designated heritage assets such as Scheduled Monuments, Listed Buildings and the Conservation Area. In addition, the area contains non-designated heritage assets which can include archaeology and buildings or structures that are locally important but are not statutorily Listed. The Conservation Area Character Appraisal identifies some non-designated heritage assets. The

³⁸ <http://www.huntingdonshire.gov.uk/media/2329/ramsey-conservation-area-character-assessment-adopted-december-2005.pdf>

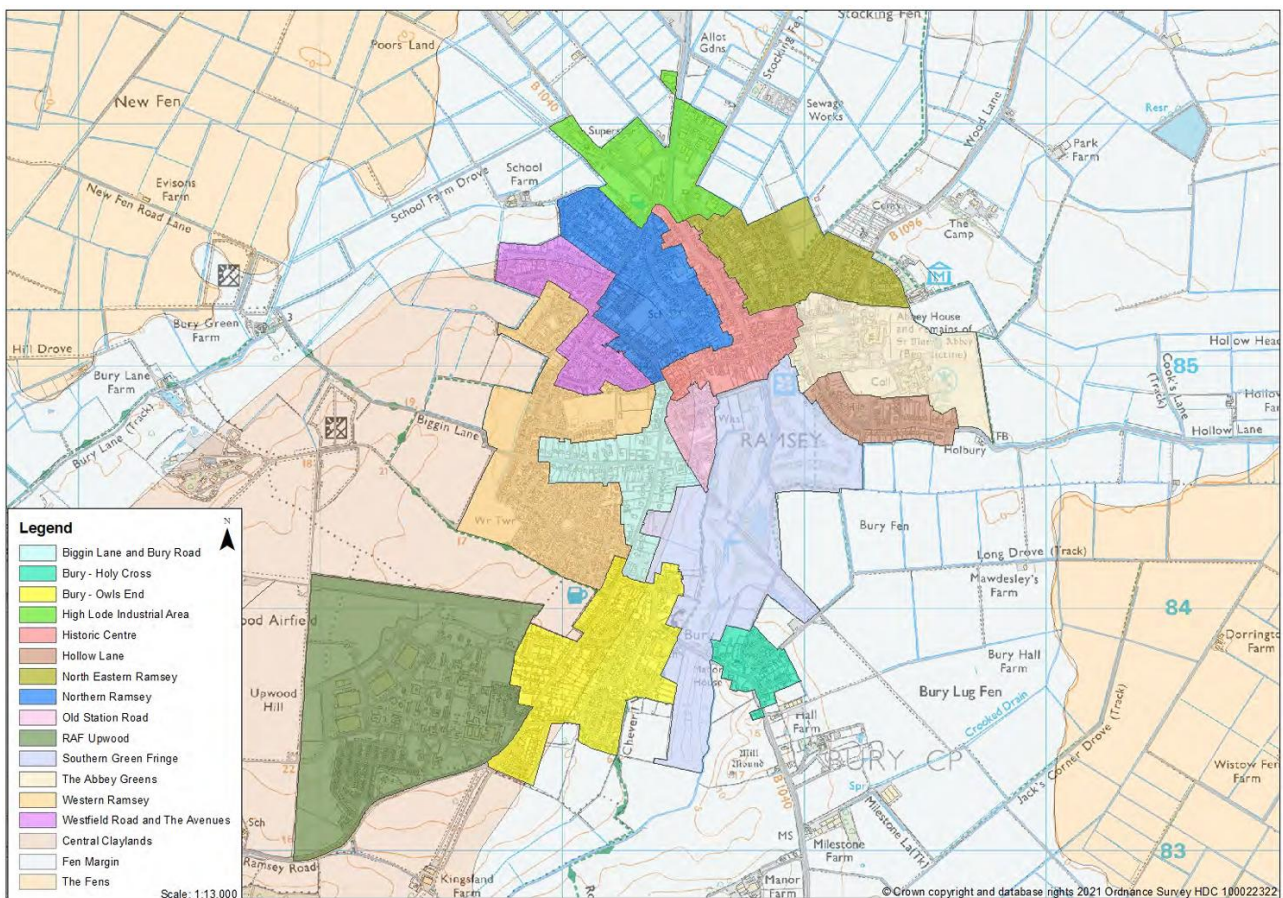
³⁹ <https://www.huntingdonshire.gov.uk/media/2329/ramsey-conservation-area-character-assessment-adopted-december-2005.pdf>

⁴⁰ <https://www.huntingdonshire.gov.uk/planning/planning-policy-documents/landscape-and-townscape-spd-2022/>

⁴¹ <https://www.huntingdonshire.gov.uk/media/6108/11-chapter-8-ramsey-spa.pdf>

Ramsey Communities Neighbourhood Plan (Referendum Version)

Cambridgeshire Historic Environment [Record](#)⁴² also identifies a number of non-designated heritage assets.



Map 9b - Character Areas from the Landscape and Townscape SPD⁴³ © Huntingdonshire District Council

23.7 There are five Scheduled Monuments (SAMs) within the Plan Area as follows:

Ramsey (town)

- Booth's Hill, Ramsey Abbey
- Ramsey Abbey (remains of)

Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Mary's and Pondersbridge

- Two bowl barrows 320m NNW of Waypost Farm: part of a barrow cemetery south of Ramsey Forty Foot
- Worlick moated site and fishponds (south-east of Ramsey Forty Foot)
- Five bowl barrows 100m north of Waypost Farm: part of a barrow cemetery south of Ramsey Forty Foot

23.8 The Neighbourhood Plan area contains sixty Listed Buildings as follows:

Ramsey (town)

Grade I

- Gatehouse To Ramsey Abbey, Abbey Green, Ramsey

⁴² <https://www.cambridgeshire.gov.uk/residents/libraries-leisure-culture/archaeology/cambridgeshire-historic-environment-record-cher>

⁴³ <https://www.huntingdonshire.gov.uk/planning/planning-policy-documents/landscape-and-townscape-spd-2022/>

Ramsey Communities Neighbourhood Plan (Referendum Version)

- Ramsey Abbey School, Ramsey (now known as Abbey House)
- Church of St Thomas A Becket, Church Green, Ramsey

Grade II*

- The Gables, 31 High Street, Ramsey
- Fountain Approximately 50 Metres South of Ramsey Abbey, Ramsey
- Precinct Wall Running Along the Eastern and Southern Side of Church Green, Along the Eastern and Southern Side of Abbey Green, and Along the Eastern Side of Hollow Lane, Church Green, Ramsey

Grade II

- The Bow Window, 6 High Street, Ramsey
- 29 High Street, Ramsey
- Small Barn to The Gables, High Street, Ramsey
- Detached Kitchen to The Gables, High Street, Ramsey
- 49 High Street, Ramsey
- Salem Chapel, High Street, Ramsey
- 59 High Street, Ramsey
- George Hotel and Box O Chicken, 63 High Street, Ramsey
- 79 and 81 High Street, Ramsey
- 80 High Street, Ramsey
- 83 High Street, Ramsey
- 84, 86 and 86a High Street, Ramsey
- 89 High Street, Ramsey
- 108 High Street, Ramsey
- 110-118 High Street, Ramsey
- 120-124 High Street, Ramsey
- K6 Telephone Kiosk, High Street, Ramsey
- Lion Yard, High Street, Ramsey
- The Unicorn Public House, 56 Little Whyte, Ramsey
- 11 Great Whyte, Ramsey
- 13 Great Whyte, Ramsey
- 34 Great Whyte, Ramsey
- 38 Great Whyte, Ramsey
- Clarence House, 58 Great Whyte, Ramsey
- 63 Great Whyte, Ramsey
- 76 and 78 Great Whyte, Ramsey
- 113 Great Whyte, Ramsey
- Jolly Sailor Public House, Great Whyte, Ramsey
- Clock Tower, Great Whyte, Ramsey
- Abbey Stable Flats, 1-5 Church Green, Ramsey
- 6 Church Green, Ramsey
- 7 Church Green, Ramsey
- 8 Church Green, Ramsey
- 9 Church Green, Ramsey
- 10-11 Church Green, Ramsey
- 12 Church Green, Ramsey
- 13 and 14 Church Green, Ramsey
- 15 Church Green, Ramsey
- Churchyard Cross to East of Church of St Thomas A Becket of Canterbury, Church Green, Ramsey
- War Memorial, Church Green, Ramsey
- Stone Wall Marking Roadside Boundary To 'Abbey Garden', Wood Lane, Ramsey
- Pair of Mortuary Chapels, Wood Lane Cemetery, Ramsey



Ramsey Communities Neighbourhood Plan (Referendum Version)

- Abbey Garden, Wood Lane, Ramsey
- Lodge at Cemetery, Wood Lane, Ramsey
- Abbey Terrace, 1, 2 and 3 Abbey Green, 105 High Street, Ramsey
- Stile, Abbey Green, Ramsey
- Gateway Approximately 150 Yards North of Ramsey Abbey, Within the Grounds of Ramsey Abbey School, Ramsey
- Garden Terrace Wall to the East and South of Ramsey Abbey, Within the Grounds of Ramsey Abbey School, Ramsey

Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Mary's and Pondersbridge

Grade I

- Bodsey House, Toll Road, Ramsey (Between Ramsey and Ramsey Forty Foot)

Grade II*

None

Grade II

- Bridge House, Approx 20 Metres North of Forty Foot Bridge, Ramsey Road, Ramsey Forty Foot
- Bridge Farmhouse, 15 Ramsey Road, Ramsey Forty Foot
- Dairy Farmhouse, Mereside Drove, Ramsey Mereside
- Church of St Mary, Ugg Mere Court Road, Ramsey St Mary's
- Church of St Thomas, Oils Mills Road, Pondersbridge

24. Natural Environment

- 24.1 Most of the parish of Ramsey is rural and contains substantial areas of farmland which contributes significantly to the character of the parish and the setting of the town and villages.
- 24.2 There is a need to assess the likelihood of proposals or policies within a Neighbourhood Plan having a significant effect on the 'National Sites Network' consisting of areas designated as Special Areas of Conservation (SAC) or Special Protection Areas (SPA's). Consideration of the internationally designated Ramsar sites is also necessary; many Ramsar sites are also SACs or SPAs. In the vicinity of the Neighbourhood Plan area the 'National Sites Network' of interest are the Orton Pit SAC (Peterborough); Nene Washes SPA/Ramsar (East of Peterborough); Ouse Washes SAC/SPA/Ramsar (North-west of Ely); Portholme SAC (Huntingdon/Godmanchester); and Fenland SAC/Woodwalton Fen Ramsar.
- 24.3 The closest to the Neighbourhood Plan area is the Fenland SAC/Woodwalton Fen Ramsar which immediately abuts the south-west corner of the parish near Ramsey Heights.
- 24.4 SACs were previously classified in accordance with EC Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Article 3 of this Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive. These sites are now designated under the Conservation of Habitats and Species Regulations 2017 (as amended).
- 24.5 SPAs were sites first classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (79/409/EEC), more commonly known as the Birds Directive. They were classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species. These SPA sites are now designated under the Wildlife

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& Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 2010 (as amended).

- 24.6 Ramsar Sites are designated under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention, Iran 1971 and amended by the Paris Protocol 1992). Although Ramsar Sites are not protected in law by domestic UK legislation as a matter of policy government, has decreed that unless otherwise specified procedures relating to SPAs and SACs will also apply to Ramsar Sites.



- 24.7 The Habitats Regulation Assessment screening identifies that the Neighbourhood Plan proposals would not individually or cumulatively result in any potential significant effects on any designated site.

- 24.8 The plan area contains no National Nature Reserves (NNR), Woodwalton Fen is also a NNR in addition to being a SAC and Ramsar site. The other nearest NNR are at Upwood Meadows around 2km to the south-west and Holme Fen around 2km to the west of Ramsey St Mary's. The Plan area contains no Sites of Special Scientific Interest (SSSIs). Woodwalton Fen is also a SSSI in addition to being an NNR, SAC and Ramsar site; Holme Fen is also a SSSI as well as being an NNR. Warboys and Wistow Woods SSSI lies around 3km to the south of Ramsey (town).

- 24.9 There are impact zones defined around the various designated sites to identify what scale of different types of development need consultation with Natural England. This principally impacts on Ramsey Heights and Ramsey St Mary's, although the impact zones do extend further across the Parish. These impact zones are shown in Appendix 1.

- 24.10 In terms of County level locally designated sites (County Wildlife Sites), the plan area contains Ramsey Heights Nature Reserve and Reservoir East of Park Farm which lies north-east of Ramsey towards Ramsey Hollow.

- 24.11 The Great Fen Project Area extends into the western part of the parish near Ramsey Heights and Ramsey St Mary's. The Great Fen Landscape & Visual Setting boundary extends across the western part of the parish, covering land west of Ugg Mere Court Road in Ramsey Heights and west of the B1040 in Ramsey St Mary's.

- 24.12 The Cambridgeshire and Peterborough Local Nature Recovery Strategy ([LNRS](https://cambridgeshirepeterborough-ca.gov.uk/local-nature-recovery-strategy-lnrs/)⁴⁴) is a bold new plan to revive and protect nature across Cambridgeshire and Peterborough. It's a locally driven, government-backed initiative that maps out where and how we can restore habitats, boost biodiversity, and reconnect people with the natural world, from countryside to city parks.

25. Trees and Woodlands

- 25.1 As much of the parish of Ramsey contains substantial areas of farmland there are actually few areas of trees and no large woodlands. There are no ancient woodlands within the plan area. The Ward of Ramsey has the lowest amount of tree cover within Huntingdonshire at

⁴⁴ <https://cambridgeshirepeterborough-ca.gov.uk/local-nature-recovery-strategy-lnrs/>

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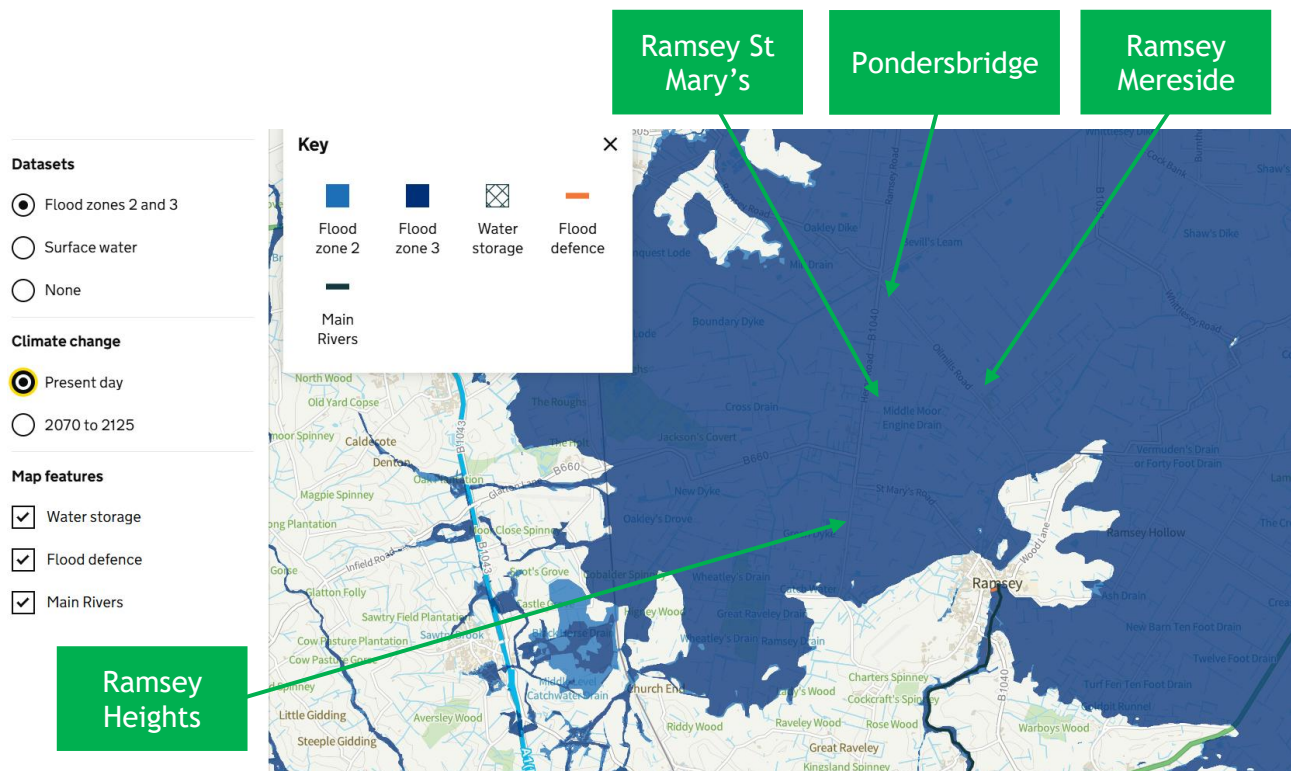
only 3% canopy cover⁴⁵. Field hedgerow and tree planting is therefore important as part of the landscape character. There are some trees and small woods at Muchwood & Mary's Wood and across the two golf courses as well as at the Ramsey Abbey grounds.

25.2 Additional tree and woodland planting within developments should consider the opportunity to increase tree and hedgerow canopy cover across Ramsey. Such planting can perform a dual purpose of enhancing the environment and contributing to biodiversity net gain⁴⁶.



26. Flood Risk and Drainage

26.1 Most of the parish is subject to fluvial (river) flood risk as shown on the map below. Inappropriate development in areas at risk of flooding should be avoided, by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas the development should be made safe for its lifetime without increasing flood risk elsewhere⁴⁷. Ramsey Heights, Ramsey Mereside, Ramsey St Mary's and Pondersbridge lie within Flood Zone 3 and is therefore at a risk of flooding greater than 1 in 100 years. Ramsey Hollow is also in the flood zone 3.



Map 10a - Flood Zones 2 and 3 © Environment Agency

⁴⁵ Huntingdonshire District Council Tree Canopy Cover Assessment (Draft) July 2021

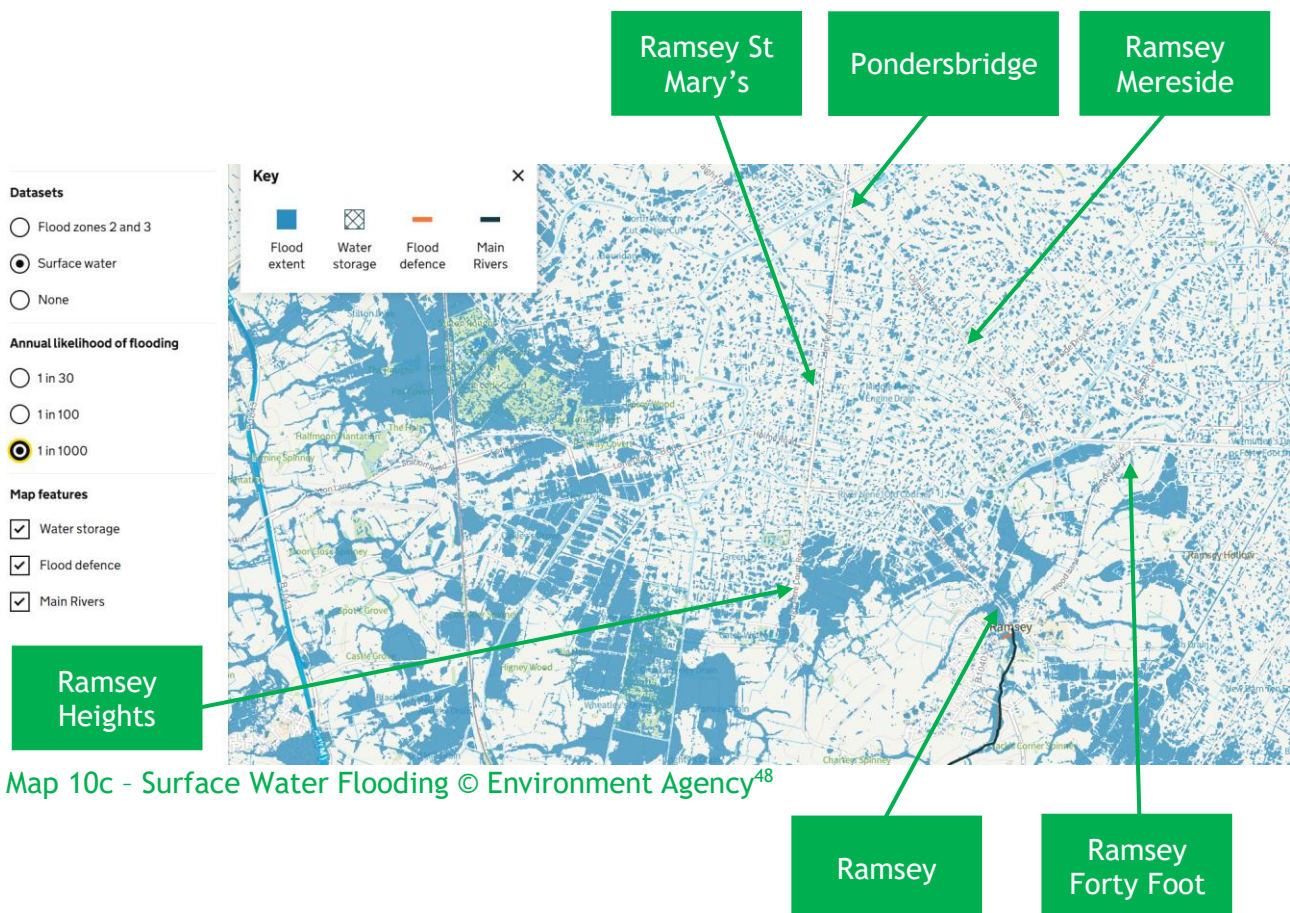
⁴⁶ Development that is not exempt is subject to a mandatory requirement to achieve a 10% net gain post development habitat above the pre-development value

⁴⁷ See NPPF paragraphs 170 to 182; policy LP 5 (Flood Risk) of the Huntingdonshire Local Plan; and the Cambridgeshire Flood and Water SPD (2017). The NPPF aims for development to be safe for the lifetime without increasing flood risk and where possible reducing flood risk overall

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Map 10b - Flood Zones 2 and 3 © Environment Agency



Map 10c - Surface Water Flooding © Environment Agency⁴⁸

⁴⁸ More detailed surface water flood mapping can be viewed at <https://www.gov.uk/check-long-term-flood-risk>

- 26.2 Ramsey Forty Foot mostly lies outside of the flood zones, apart from the western end of Hollow Road. Parts of Ramsey lie within Flood Zone 3, this extends across the northern part of the town including Stocking Fen Road, The Moorings, Kingfisher Way, Mallard Close, Millfields, Turvers Lane and parts of Mill Lane. Recent areas along the western edge of Ramsey that have been developed north and south of Biggin Lane contain a watercourse route that also lies within Flood Zone 3. The Ramsey Golf Course area including the southern side of Hollow Lane is also within Flood Zone 3. There has been significant flooding in the past.
- 26.2 Surface water flooding potential affects much of the parish of Ramsey. Surface water flooding is a matter to be taken into account in the planning application process⁴⁹. The Neighbourhood Plan alongside the Local Plan and the NPPF strives to promote sustainable drainage techniques (SuDS).
- 26.3 Fluvial (river) flooding and surface water flooding risks change over time, in part at least due to the impact of climate change. Developers when designing surface water systems have to design them with an allowance for climate change⁵⁰. During December 2020 there were a large volume of flood incidents across Cambridgeshire, Ramsey was affected. The Lead Local Flood Authority (LLFA) undertook a statutory flood investigation and produced the relevant report⁵¹.
- 26.4 SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality, biodiversity and amenity. The LLFA would particularly support above-ground open SuDS such as wetlands, attenuation basins, ponds and swales as they provide additional amenity and biodiversity benefits.
- 
- 26.5 Opportunities for increasing biodiversity at opportunity sites and in the protected settlement breaks are discussed within the Neighbourhood Plan. There is a potential for increasing biodiversity through the use of SuDS features such as attenuation basins, ponds and swales in these circumstances.

27. Local Green Space and Green Infrastructure

- 27.1 In early consultation people were asked about green spaces and how important they were to them. Ramsey is a rural area but much of the surrounding countryside is agricultural land rather than accessible green spaces. People were using the green spaces for leisure and recreation - walking, sport, quiet reflection, events, and family time. All green spaces were identified as being well used, with the following scoring most highly in consultation: Church Green, Abbey Green and Rural Museum Field. Residents were asked how they would like to see recreational spaces improved and gave the following responses: more bins, better/more

⁴⁹ Policy LP 15 (Surface Water) of the Huntingdonshire Local Plan

⁵⁰ <https://environment.data.gov.uk/hydrology/climate-change-allowances/rainfall>

⁵¹ <https://www.cambridgeshire.gov.uk/asset-library/Ramsey-December-2020-Flood-Investigation-Report.pdf>

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play equipment, more for teenagers, more planting and trees. There were general comments about leaving them alone and not building on them.

27.2 In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection. Once designated, planning permission will only be granted for the development of the sites in very special circumstances or if the development clearly enhances the Local Green Space for the purposes it was designated.

27.3 Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used where the green space meets the criteria set out in the NPPF. Namely that it is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land. Green space within the Ramsey Conservation Area can be protected by the conservation area designation, green space used for recreation use can also be protected under the Policy dealing with community facilities.



27.4 A total of 45 potential sites were identified by the Steering Group for possible designation as Local Green Space. These were assessed through a process described in the Local Green Spaces Evidence document. The five sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF. A tabular assessment of each of the designated Local Green Spaces against these criteria is set out below the maps following the policy. A brief written summary describing what makes each of the Local Green Spaces demonstrably special to the local community is set out in the following the respective map.

27.5 The Local Green Space Mooring at Ramsey Forty Foot is proposed to be allocated in the emerging Local Plan [Update to 2046](#)⁵² for leisure moorings and open space uses as Ramsey Forty Foot 1: Ramsey Forty Foot Village Rural Mooring. That proposed allocation is not inconsistent with the Local Green Space designation.

Policy 5 - Local Green Space

The following sites are designated as Local Green Spaces and are identified on Maps 11a to 11e:

Ramsey Town

- A. Green Opposite Thomas A Becket Church (Church Green)
- B. Land at New Road (Newtown Green & Play Area)
- C. Area East of Rural Museum
- D. Ramsey Town Moorings

Ramsey Forty Foot

⁵² <https://www.huntingdonshire.gov.uk/planning/local-plan-update/preferred-options/>

E. Ramsey Forty Foot Moorings

The sites listed above and shown on the respective map will be protected in a manner consistent with the protection of land within Green Belts. Proposals to improve mooring infrastructure, install flood mitigation infrastructure and to improve public access including suitable community infrastructure will be supported.

Description of Local Green Space in Ramsey Town

Ramsey Town

Local Green Space Name: A. Green Opposite Thomas A Becket Church (Church Green)

Owner: Ramsey Town Council

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

This area is part of the Abbey Environs character area in the Ramsey Conservation Area. Church Green is one of the important open areas in this part of the town that forms part of the overall significance of the Conservation Area. The greens in this area form part of a network of open spaces with mature trees that give the Abbey Environs part of the town a distinctive character and appearance.

Church Green is abutted to the north by a whole series of listed buildings. The Conservation Area Character Appraisal identifies this green as being ‘an elegant urban space with rural undertones created by the large pond there.’ The trees on the green are also identified as important trees in the Conservation Area Character Appraisal.

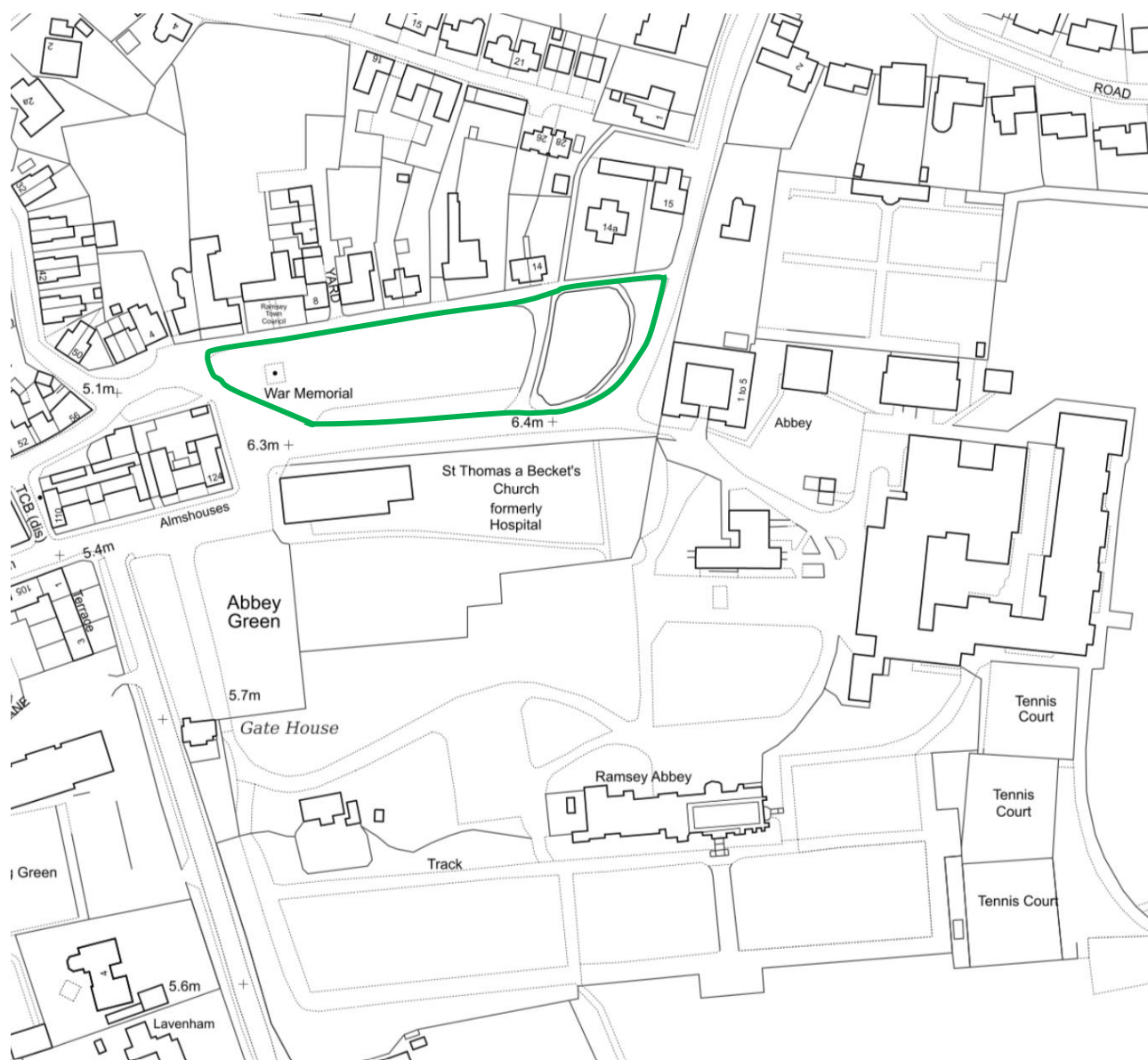


The green has natural beauty, and it offers significant opportunities for informal recreation. The pond and the mature trees make a significant contribution to wildlife richness. Despite its location within the heart of the older part of the town, the nature of the Abbey Environs area gives opportunities for peace and tranquillity.

The Conservation Area Character Appraisal identifies this green as: “Church Green has less formality than Abbey Green, despite the regularity of the space. The built form and building lines are more relaxed, creating an intentionally ‘Picturesque’ townscape. The green edges to the south, east and north reinforce its edge-of-town location and the pond gives it a rural feel.”

Church Green is home to the War Memorial, which is a Grade II Listed Building, which contributes further to the historic significance of the area.

Ramsey Communities Neighbourhood Plan (Referendum Version)



Map 11a - Local Green Spaces © Crown Copyright

Local Green Spaces

Plan Area Boundary



Ramsey Town

Local Green Space Name: B. Land at New Road (Newtown Green & Play Area)

Owner: Ramsey Town Council

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

The area at New Road, known as Newtown Green & Play Area, is part of the Post Enclosure character area in the Ramsey Conservation Area.

Newtown Green is one of the important open areas in this part of the town that forms part of the overall significance of the Conservation Area. Although slightly away from the Abbey Environs, nevertheless Newtown Green still forms part of a network of open spaces with mature trees that give the eastern part of the town a distinctive character and appearance.



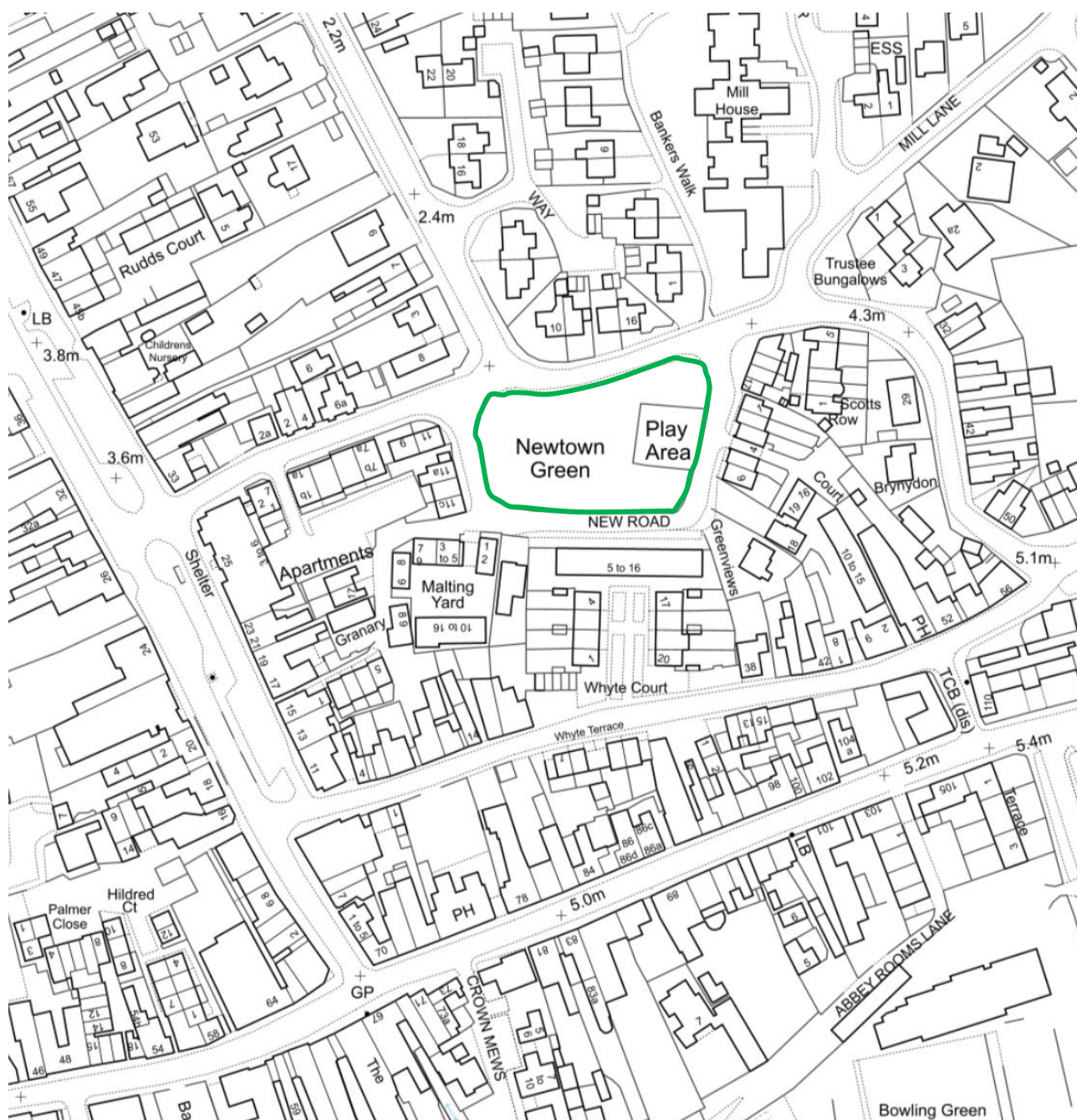
The Conservation Area Character Appraisal identifies this green as: *“Newtown Green is a charming example of late Victorian town planning within Ramsey. Its scale and location makes it complimentary to the much grander Church Green. A narrow passage separates the cottages on the east side of the Green from the area of Little Whyte.”*

The trees on the green are not identified as important trees in the Conservation Area Character Appraisal; but they are very important to the character and appearance of this area.

Newtown Green has natural beauty, and it offers significant opportunities for informal recreation. The mature trees make a significant contribution to wildlife richness. Despite its location within the heart of the Victorian part of the town, the nature of Newtown Green gives opportunities for peace and tranquillity.



Newtown Green contains a defined children's play area within a fenced area. This is included within the overall Local Green Space designation. However, the Local Green Space designation is not intended to prevent play equipment being replaced or indeed new play equipment being sited within the defined children's play area. The Town Council has active plans to improve and potentially extend the children's play area. Such a proposal would not be incompatible with the Local Green Space Designation.



Map 11b - Local Green Spaces © Crown Copyright

Local Green Spaces

Plan Area Boundary



Ramsey Town

Local Green Space Name: C. Area East of Rural Museum

Owner: The Right Honourable John Alwyn Fellowes Fourth Baron De Ramsey

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

The area is one of the important open areas in this part of the town that forms part of the overall significance of the Conservation Area. The area is part of the Green Fringe Character Area of the Conservation Area identified in the Conservation Area Character Appraisal. As such it forms part of a network of open spaces with mature trees that give the eastern fringe part of the town a distinctive character and appearance. The field has a parkland character from the mature trees within it.

The Conservation Area Character Appraisal identifies that the Cemetery and Rural Museum form a buffer between the housing area of the town and this open land. The verdant and undeveloped nature of the area contributes strongly to the character and appearance of this part of the Conservation Area.

The land is abutted on both sides by the Ramsey Rural Museum and the Ramsey 1940s Camp. It has historical significance through helping both of those attractions tell the story of the history of the town through the various events hosted on the land.



This space is an integral part of Ramsey's heritage. Currently, the field is used for the maximum allowable events throughout the year. It links the Rural Museum and the Ramsey 1940s Camp and allows for highly successful joint ventures as well as solo events. Without it, large community and nationally recognised events will no longer be able to occur causing loss of funding for both the Ramsey 1940s Camp and Ramsey Rural Museum. This could jeopardise the viability of both sites.

Historically, the side of the Museum protruding into the field was identified as an historic track and is adjacent to what is believed to be the boundary of the Abbey precinct⁵³. There is also a possibility of ordinance from the Ramsey 1940s Camp from when it was a searchlight facility during World War II. The area of the Camp was used during World War I, but documentation associated with that appears to be sealed, possibly under the Official Secrets Act.



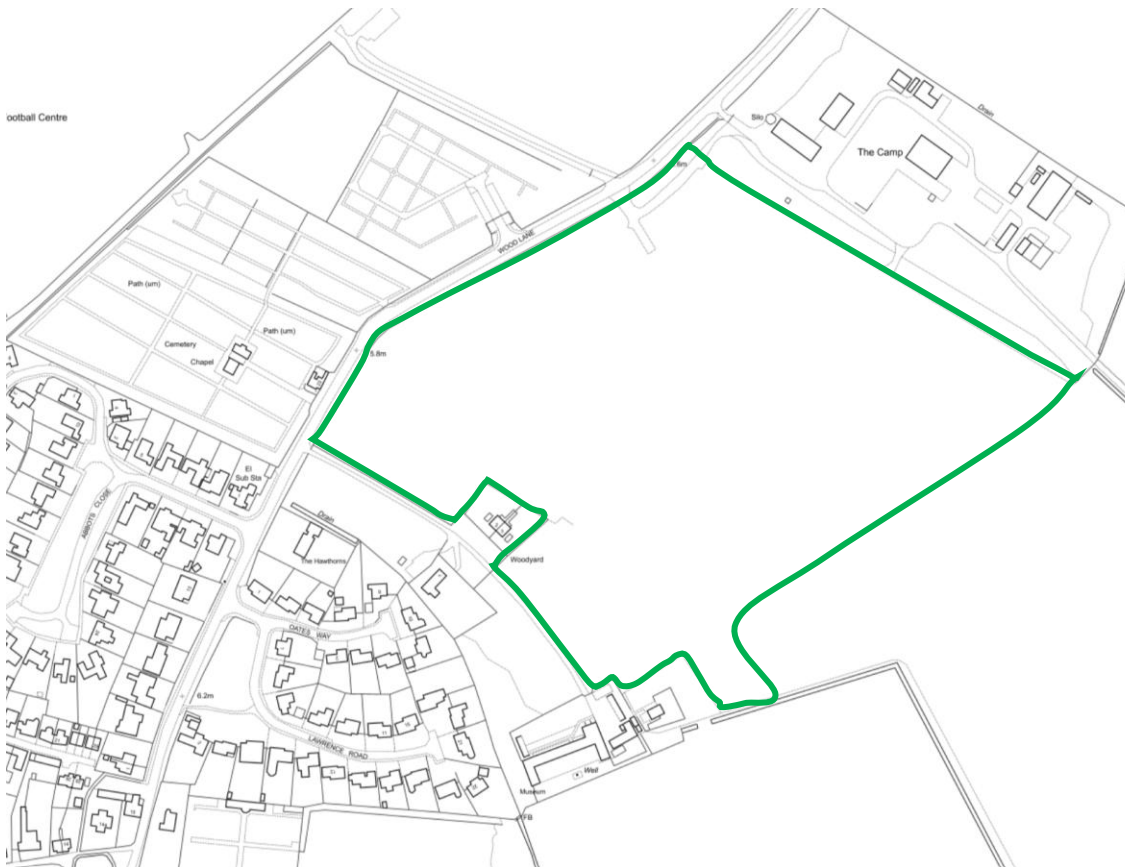
The area is effectively an events space and showground where a significant number of public events are held. These events are integral to the cultural, social and economic life of the community, local businesses and attractions. Events held include the 1940s Weekend, the Fen Fair, Country Fair and Plough Day, Ramsey Steam & Fire Show. These events can have up to 3,500 people attending. The area is also used for other events including Dog Shows and Scooter Rallies.

⁵³ As mentioned in Oxford Archaeology CCCAFU report 894-page 18 map

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It is understood that the land is licensed to the 1940s Committee, and it has been maintained as grassland for event purposes since 2009. The green area has natural beauty arising from its undeveloped nature, its parkland trees and its juxtaposition to the Rural Museum and the Ramsey 1940s Camp. It offers significant opportunity for recreation through participating in and attending organised events. The mature trees and hedgerows make a significant contribution to wildlife richness.

The area is bounded to the western and southern sides by a public footpath. This is part of the promoted public footpath circular route to 'Discover Ramsey's Rural Charm'.



Map 11c - Local Green Spaces © Crown Copyright



Local Green Spaces



Plan Area Boundary



Ramsey Rural Museum

Ramsey Town

Local Green Space Name: D. Ramsey Town Moorings

Owner: Middle Level Commissioners and Ramsey Town Council

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

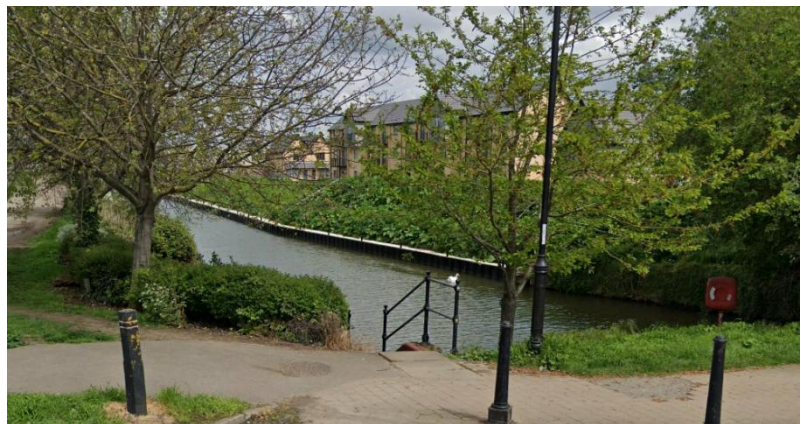
The area of Ramsey Town Moorings on the High Lode has been partially altered through the development The Moorings off Stocking Fen Road. It lies close to the Ramsey Community Centre and Rainbow Surgery. It is at the point where High Lode changes from being an open-air waterway to becoming an underground waterway running southwards under The Great Whyte through the Ramsey Tunnels after going through the Mill Sluice.



In around 2022 some 120m of new permanent visitor moorings were completed on the eastern side. These visitor moorings are owned and maintained by the Middle Level Commissioners and were made possible following the change in focus and funding arising from the 2018 Middle Level Act and the introduction of licensing. The land beyond the bank has recently transferred from the housing developer to Ramsey Town Council.

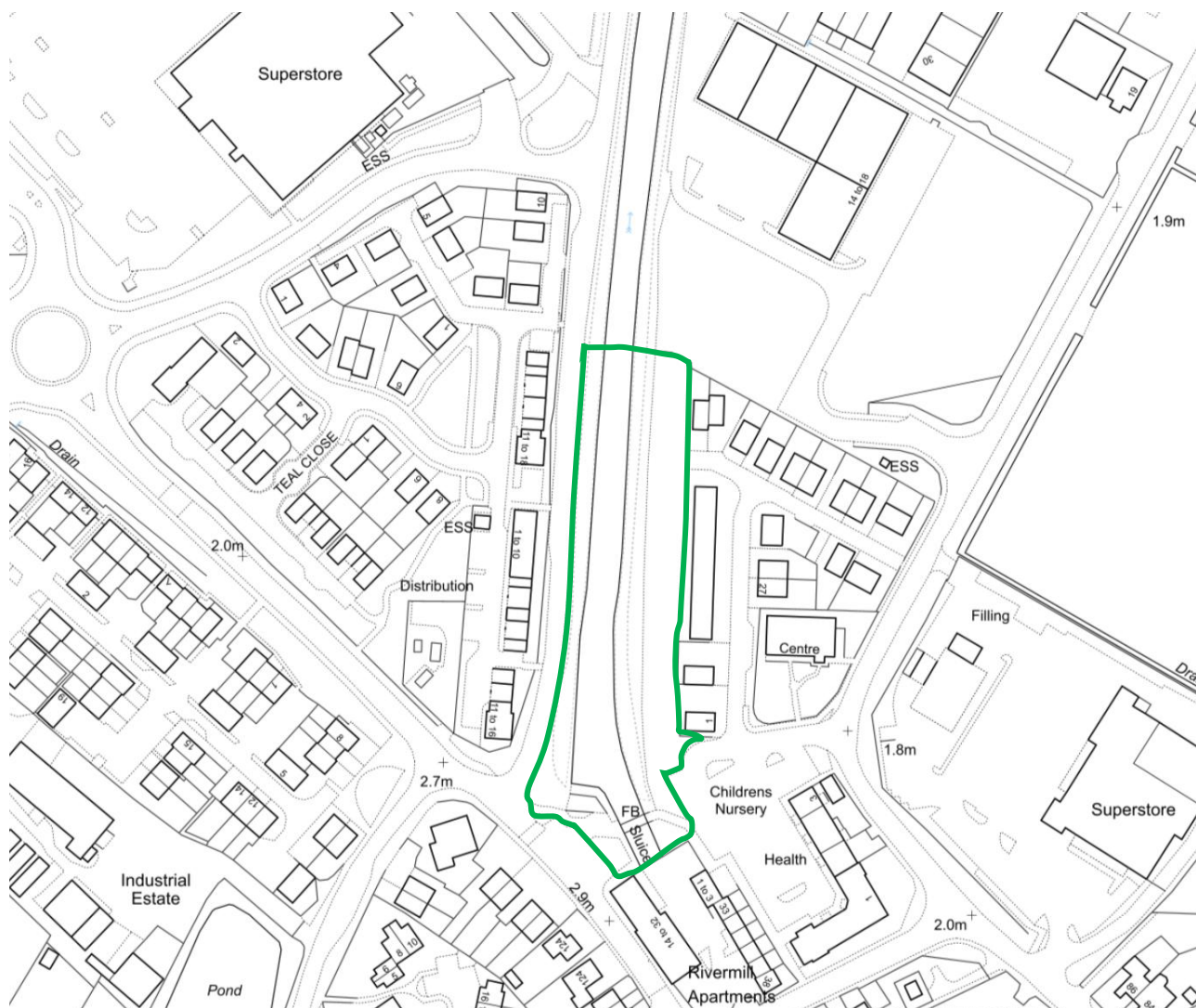
It has historic significance as the waterway adjacent to the Corn Mill now known as Rivermill Apartments and as part of the nineteenth century industrial area. That character area within the Ramsey Conservation Area contained the LNER Holme & Ramsey Branch line which hosted the North Station, where North Station Close is currently sited. The importance of the Ramsey northern gateway goes back to Saxon times, which is the most likely time that the navigable Lodes became the chief form of commercial transport for the town.

The waterway has a natural beauty although further enhancement of the public realm would improve the overall beauty of this gateway. The eastern side of the moorings has a modern quay; the western side of the moorings has an older quayside. The moorings support recreational use of High Lode as a navigable waterway and provides a modern recreational gateway into the town which could be developed further.



The waterway and its banks provide an important contribution to wildlife richness, in an area which has over time become quite densely developed. Notwithstanding the nature of the B1040 passing by the moorings, the area still provides an opportunity for tranquillity.

Horse Drove, which is an unmade track, runs along the western side of the moorings. Its physical condition has suffered in recent years from use and could benefit from improvement.



Map 11d - Local Green Spaces © Crown Copyright

Local Green Spaces

Plan Area Boundary



Description of Local Green Space in Ramsey Forty Foot

Ramsey Forty Foot

Local Green Space Name: E. Ramsey Forty Foot Moorings

Owner: Middle Level Commissioners

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

The area of Ramsey Forty Foot Moorings on the Forty Foot or Vermuden's Drain Lode is an undeveloped area between the Drain and Hollow Road. Over time a small part seems to have become used as a beer garden for the nearby George Inn on the southern side of Hollow Road.



In relation to the call for sites exercise undertaken by Huntingdonshire DC for the Local Plan Review, the Middle Level Commissioners have suggested the land to be suitable for natural, green or open spaces; and land to safeguard against flooding. In the emerging Local Plan Update to 2046 it is proposed to allocate the land for leisure moorings and open space uses. This is not inconsistent with Local Green Space Designation and for the avoidance of any doubt the improvement of moorings and associated built infrastructure would be acceptable.

As part of their plans for future navigation, the Middle Level Commissioners would like to turn Ramsey Forty Foot rural mooring into a permanent mooring; however, they may need partnership funding to make this happen.

It has historic significance as part of the waterway drainage network. The watercourse was cut c1651 under the direction of Vermuyden from the River Nene (old course) at Wells Bridge near Ramsey Forty Foot and Ramsey Mere to Welches Dam Lock where it joins the Counter Drain (later the Old Bedford River), a total of 9½ miles (17km).

The waterway has a natural beauty although further enhancement of the mooring would improve the function and overall recreational purpose without harming the overall beauty of this area. The mooring supports recreational use of Forty Foot as a navigable waterway and provides a modern recreational gateway into the village which could be developed further. The Local Green Space designation is not intended to prevent the mooring being replaced, improved or extended, to the contrary this would be supported as being complementary to its designation as Local Green Space.

The waterway and its banks provide an important contribution to wildlife richness, in an area which has over time become quite densely developed. The nature of the mooring provides an opportunity for peace and tranquillity.

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Hollow Road, which is a rural lane, runs along the southern side of the mooring.



Map 11e - Local Green Spaces © Crown Copyright



Local Green Spaces



Plan Area Boundary



28. Views and Vistas

28.1 Local distinctiveness includes many facets which make the parish of Ramsey what it is. That includes how buildings look, how the open spaces operate, important views and vistas, how the public realm looks and the relationship between the settlements and the countryside.

28.2 The Ramsey Conservation Area Character Statement was published in December 2005 by Huntingdonshire District Council. This is a [character appraisal](#)⁵⁴ whose purpose is to identify and record those special qualities that make up the architectural and historic character. This includes significant trees; significant green spaces; landscape views; and native hedgerows.

28.3 The policy below in relation to Ramsey includes a number of significant views within, into and out of the Conservation Area identified in the character appraisal. It doesn't include the glimpsed views identified in the character appraisal. All of the views included in the policy in relation to Ramsey are drawn from the character appraisal and do not require further justification.



Policy 6 - Views and Vistas

In regard to land within the Ramsey Neighbourhood Plan Area, proposals should not result in the loss of the following important public views and vistas shown on Maps 12a to 12d:

Ramsey

- Vista Looking South from Hollow Lane (A) *
- View of Booth's Hill (B) *
- View into Abbey Green (C) *
- View of Church, Almshouses and Abbey Green & Gatehouse (High Street) (D) *
- View of Church and Church Green from the town (E) *
- Ramsey Abbey from the bus parking area (F) *
- Great Whyte Looking North (G) *
- Great Whyte Looking South (H) *
- View of Newtown Green (I) *
- Vista North-west from Rural Museum (K) *
- View of Cemetery (L) *
- View of Ramsey Tunnels and Mills (M) *

Ramsey Forty Foot

- View Looking North-east towards Bridge House and Forty Foot Drain (N)

Ramsey Heights

- Vista Looking West along Chapel Road towards Woodwalton Fen (O)

Ramsey St Mary's

- View of Church Looking South Across River Nene (Old Course) Bridge (P)

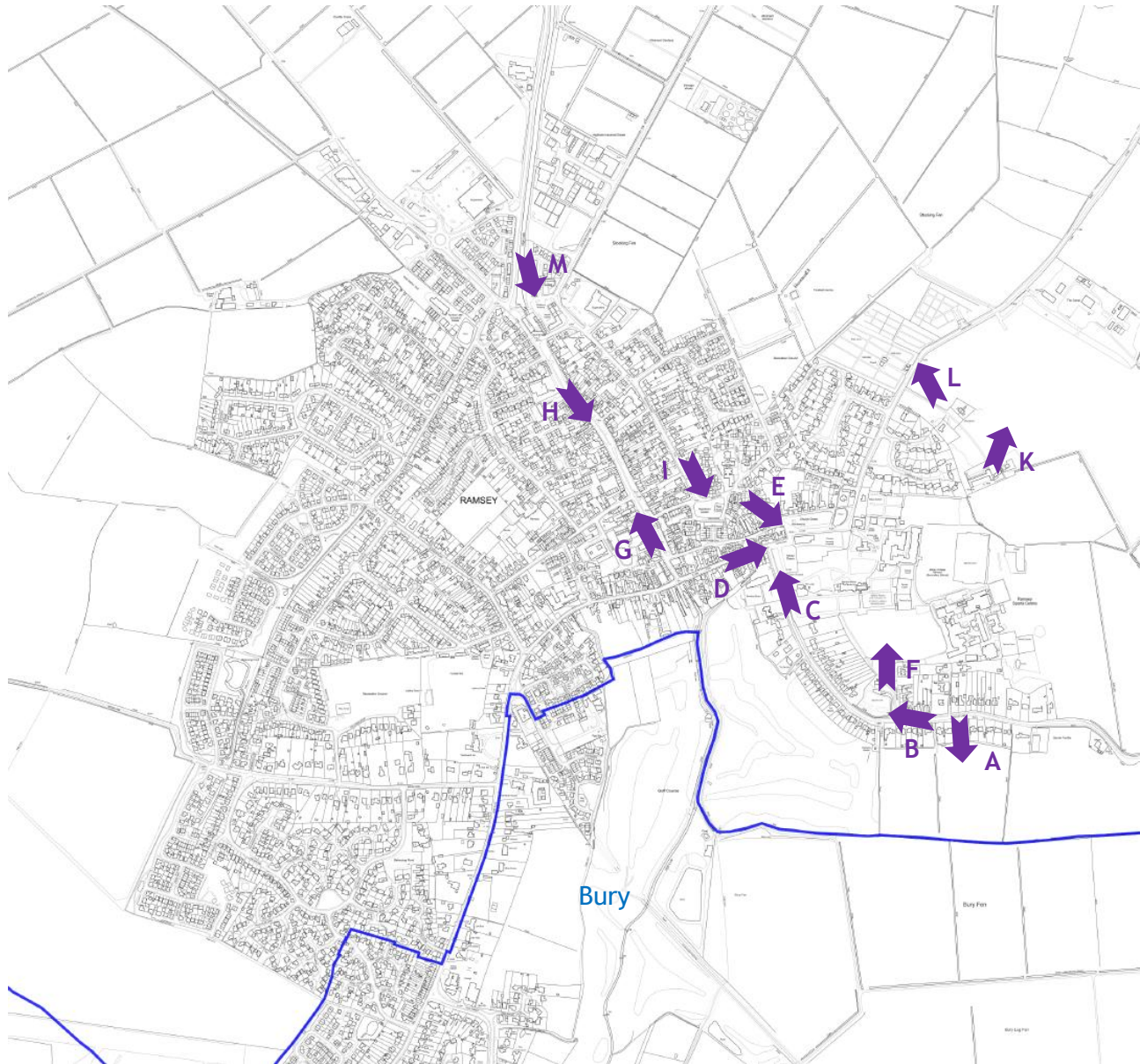
⁵⁴ <http://www.huntingdonshire.gov.uk/media/2329/ramsey-conservation-area-character-assessment-adopted-december-2005.pdf>

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As appropriate to their scale, nature and location, development proposals should actively enhance or promote the identified important views and vistas.

(Note the letters in the bullets in the policy are reference letters on the maps below, there is no reference letter (J) following the Independent Examination)

(Note views marked * are in the Conservation Area character appraisal)



Map 12a - Important Views and Vistas - Ramsey (town) © Crown Copyright



Important View and Vistas



Plan Area Boundary

28.4 In addition to the views and vistas in the Conservation Area character appraisal, there are a number of public views and vistas around the villages and the wider parish that contribute to the sense of place and are worthy of protection. In Ramsey Forty Foot the view across the drain is a wide-open view, the waterway has historic significance as part of the waterway drainage network. The watercourse was cut c1651 under the direction of Vermuyden. The drain provides the setting for the village together with the mature trees to the north.

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28.5 In Ramsey Heights the view looking towards Woodwalton Fen along Chapel Road looks along the tree lined road and across the Ramsey Height Nature Reserve with Woodwalton Fen being the focal point in the vista. This vista emphasises the importance of the natural fenland environment. The view in Ramsey St Mary's looking south across the River Nene (Old Course) bridge has the impressive Church as its dominant focal point set within a mature treed setting.



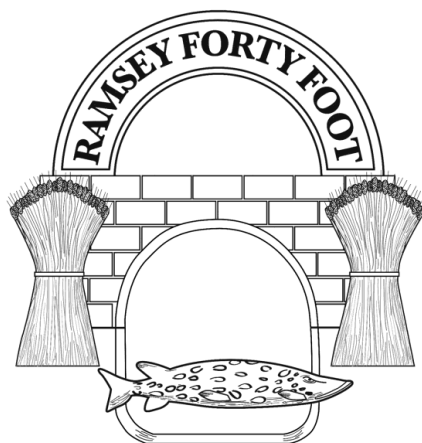
Map 12b - Important Views and Vistas - Ramsey Forty Foot © Crown Copyright



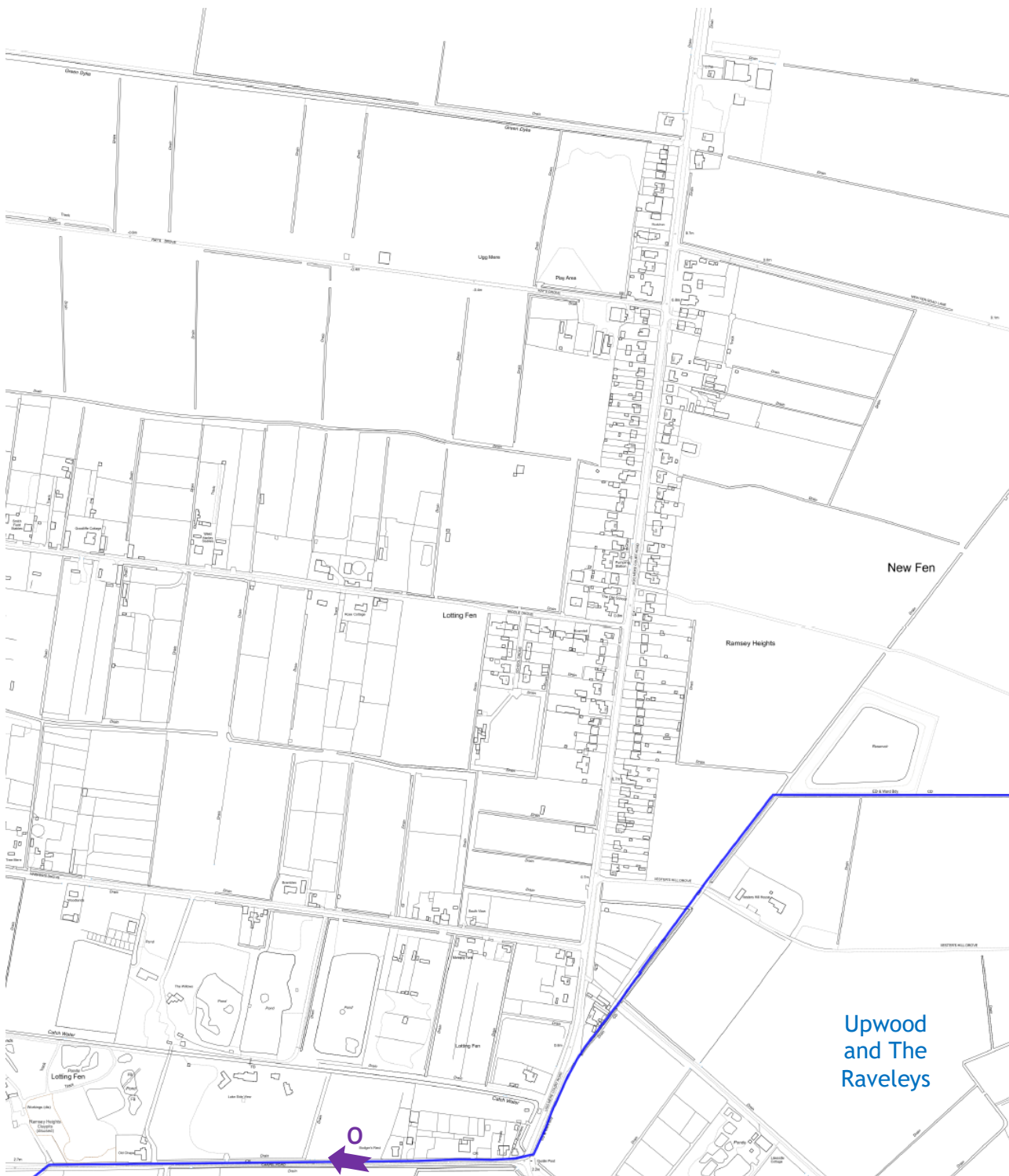
Important View and Vistas



Plan Area Boundary



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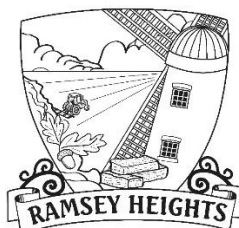
Map 12c - Important Views and Vistas - Ramsey Heights © Crown Copyright



Important View and Vistas



Plan Area Boundary





Map 12d - Important Views and Vistas - Ramsey St Mary's © Crown Copyright



Important View and Vistas



Plan Area Boundary



View in Ramsey Fort Foot



View Along Chapel Road in Ramsey Heights



View Across Bridge in Ramsey St Mary's

Theme - Infrastructure



Theme - Infrastructure

Community Aspirations

The Neighbourhood Plan includes community aspirations for each themed section of the Plan. For the Theme - Infrastructure, the following are the community aspirations:

Transport & Parking



The road network across the villages is in a poor physical condition and a solution to the roads being susceptible and badly impacted by ground movement needs to be explored.

The villages have a lack of footways; in the town the footways are narrow and are a challenge to navigate at certain times, such as on bin day. As the number of bins increases there needs to be exploration into different solutions, solar compacting bins for example that might assist in mitigating the size and number of bins on the footway.

Ramsey town has high levels of on-street parking, and the town centre struggles with not having sufficient parking provision to meet the needs of shoppers and those who live and work within the town centre. Opportunities to secure additional provision and access to cost-effective public electric vehicle charging also need to be explored.

Accessibility/Connectivity



Connectivity between the villages is poor, as is connectivity between the villages and the town. The geographic isolation of the parish means that the provision of good phone and internet connection / signal/ coverage is vital. Local support for the services in town - dentists, GP's, district nurses, physios etc. needs to occur. This can include support for these services to diversify their health offer and provide the opportunity for outreach hospital services where feasible. Hospital facilities are difficult to get to if you do not drive.

Balanced development is wanted to support a thriving community of all ages. Including support for family members to stay in the area throughout their lives; thereby keeping and supporting the local connection which is a vital component of the community spirit which was evident in the public consultation responses. Employment opportunities with small start-ups and industrial units as well as shops is important.

Ensuring that we signpost services for those with disabilities, children and the elderly is an important aspiration. An aging community needs support for aspects like the community bus/ cars to provide connection to the larger towns and cities.

We recognise that the villages around Ramsey are growing and are bringing more traffic, shoppers and people wanting to access services in the town. Due to the poor accessibility and connectivity, new development results in use of the private car rather than active travel modes such as walking and cycling. It is a community aspiration to maintain the culture, the things that make the villages and town unique and the community feel. Overall rural tourism is preferable and more appropriate than housing to maintain that culture.

29. Infrastructure Provision

29.1 The Huntingdonshire Developer Contributions [SPD](#)⁵⁵ sets out the need to secure infrastructure and developer contributions from new development in the form of:

- Affordable Housing
- Green Space
- Footpaths and Access
- Health
- Community Facilities
- Libraries and Lifelong Learning
- Education and Schools
- Residential Wheeled Bins

(Note - The costs are updated regularly the 2023/2024 updated costs can be found on the Huntingdonshire [website](#)⁵⁶)

29.2 Policy LP 4 - Contributing to Infrastructure Delivery in the Huntingdonshire Local Plan to 2036 sets out the focus at the district level to secure infrastructure and developer contributions from new development in the form of:

- Affordable housing
- Recreation (including leisure and sports facilities)
- Green infrastructure and biodiversity enhancement/mitigation
- Transport
- Community facilities
- Education, health and social care and community safety
- Utilities infrastructure and energy
- Emergency and essential services
- Environmental improvements
- Drainage and flood prevention and protection
- Waste recycling facilities
- Public art, heritage and archaeology

29.3 The Community Infrastructure Levy ([CIL](#))⁵⁷ allows local planning authorities to raise funds from new development. The money raised is used to fund district-wide and local infrastructure projects that benefit local communities. The CIL charges are based on the size and type of development. For most developments the CIL charges are designed to cater for the required infrastructure provision. For large scale major development⁵⁸ there is still a need for infrastructure provision that will not be CIL funded. Therefore section 106 planning obligations will still be used as appropriate. The [CIL Charging Schedule](#)⁵⁹ has to be kept under review with regard to viability considerations so may change during the lifetime of this Neighbourhood Plan.



⁵⁵ <https://www.huntingdonshire.gov.uk/media/1127/developer-contributions-spd.pdf>

⁵⁶ <https://www.huntingdonshire.gov.uk/media/brhi2y15/developer-contributions-updated-costs.pdf>

⁵⁷ <https://www.huntingdonshire.gov.uk/planning/community-infrastructure-levy-cil/>

⁵⁸ Defined on the Huntingdonshire CIL web page as residential development of 200 or more dwellings

⁵⁹ <https://www.huntingdonshire.gov.uk/media/1048/cil-charging-schedule.pdf>

- 29.4 In addition section 106 planning obligations and planning conditions also continue to be used for local infrastructure requirements on development sites for things such as site-specific local provision of open space, affordable housing, habitat protection and access roads.
- 29.5 As CIL is a mandatory process, this policy applies where it is appropriate for section 106 planning obligations and planning conditions to be used. Early consultation identified concern that the area is being developed without an increase in infrastructure.
- 29.6 The Town Council obtains 15% of the CIL collected from new development within the parish of Ramsey to spend locally on infrastructure provision. When the Neighbourhood Plan is finalized and 'made' the Town Council will receive 25% of the CIL collected from new development within the parish of Ramsey to spend locally on infrastructure provision. It should be noted that CIL monies can only be spent on infrastructure, in particular it cannot be spent on supporting private enterprises. The geographic isolation of Ramsey makes the need to secure the rollout of superfast broadband more important.
- 29.7 Huntingdonshire District Council and the Cambridgeshire and Peterborough Combined Authority produced the Ramsey Prospectus for [Growth](https://www.huntingdonshire.gov.uk/media/5028/ramsey-a-prospectus-for-growth.pdf)⁶⁰. Huntingdonshire District Council has secured funding from the Cambridgeshire and Peterborough Combined Authority to deliver redevelopment works⁶¹ in Ramsey that will build on the heritage, character and independent shopping experience that underpins the small but busy town centre. This includes a number of proposals relating to Great Whyte and car parking⁶².
- 29.8 Improvements to local infrastructure are underway. Ramsey Neighbourhood Trust have been working on The Pavilion, which is much more than a building, it is a place where the community are able to meet and learn new skills through the combination of community and sporting activities. The Pavilion will continue to be the home of Ramsey Cricket Club and other community activities such as BOSH & CRUNCH youth clubs and Community Café, as well as enabling new groups and activities. Co-location and multi-functional spaces can offer real benefits to the local community.



Policy 7 - Infrastructure Provision

Proposals for residential development will only be supported where it provides for as appropriate, the required community infrastructure including improvements to village halls/community centres; the pavilion; existing schools; and primary healthcare provision commensurate with the need arising from the new development. This is to ensure that the existing and new population have access to community infrastructure.

⁶⁰ <https://www.huntingdonshire.gov.uk/media/5028/ramsey-a-prospectus-for-growth.pdf>

⁶¹ See - <https://www.huntingdonshire.gov.uk/people-communities/market-towns-programme/investment-in-ramsey/>

⁶² See - <https://letstalkhuntingdonshire.net/36214/widgets/106021/documents/69415>

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Residential development proposals will only be supported where they provide for as appropriate, the necessary green community infrastructure, relevant to the size of the development, including children's play areas; sports playing pitches; open space; natural greenspace; and allotments.

Development proposals will be supported where they can demonstrate that there is capacity in the local surface water drainage system, the water supply network and the sewerage network, or capacity can be made available in time to support the development, having regard to the advice of Anglian Water.

30. Sustainable Transport

30.1 Local planning policy recognises that Ramsey and the surrounding area has relatively poor transport infrastructure, being well off the primary road network and relatively remote. Its comparatively limited services, facilities and employment opportunities make it a less sustainable location in terms of travel than some of the other market towns in Cambridgeshire.

Ramsey

Distance travelled to work

2021

Ramsey | (England)

Less than 10km **15.5%** (35.4%)

10km to less than 30km **30.1%** (14.4%)

30km and over **7.2%** (4.3%)

Works mainly from home **30.6%** (31.5%)

Other **16.6%** (14.5%)

% of people aged 16 years and over in employment

Source: Office for National Statistics - Census 2021

Small area: Output area

Method of travel to workplace

2021

Ramsey | (England)

Work mainly at or from home **30.6%** (31.5%)

Underground, metro, light rail, tram **0.1%** (1.9%)

Train **0.3%** (2.0%)

Bus, minibuss or coach **0.6%** (4.3%)

Taxi **0.1%** (0.7%)

Motorcycle, scooter or moped **0.5%** (0.5%)

Driving a car or van **56.6%** (44.5%)

Passenger in a car or van **3.9%** (3.9%)

Bicycle **1.0%** (2.1%)

On foot **5.4%** (7.6%)

Other method of travel to work **1.0%** (1.0%)

% of people aged 16 years and over in employment

Source: Office for National Statistics - Census 2021

Small area: Output area

(Extract from ONS Census Area Profile⁶³ - Ramsey Parish Compared with Huntingdonshire District)

⁶³ <https://www.ons.gov.uk/visualisations/customprofiles/build/>

30.2 Ramsey and the surrounding villages are classed as a rural area, there are high levels of car ownership and reliance on the car to maintain access to key services. Some 87.7% of households in the parish of Ramsey have one or more cars/vans, with almost half of the households having two, three or more cars/vans. In addition, high house prices and lack of affordable housing has led to more people travelling further to work, with the average length of commute in Ramsey greater than the national average. Access to employment, education and services can be a real challenge without a car in rural areas.

30.3 The Huntingdonshire Local Plan to 2036 contains Policy LP 16 which indicates that new development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes.



30.4 Access to high quality public transport is known to be hugely beneficial to improving access to services for those members of society who cannot, for a variety of reasons, access a car. This is particularly acute in rural areas such as Ramsey where distances between households and essential services are often large, making walking and cycling less practical than in urban areas. The villages in the parish are reliant upon Ramsey town for many higher order services and facilities. However, the town doesn't provide all essential services and journeys to larger settlements such as Peterborough or Huntingdon are necessary, for example to access hospital services, higher education and many public services. The Town Council alongside the Ramsey Neighbourhood Trust⁶⁴ does look to support the provision of outreach public services to improve accessibility.

30.5 It has recently been announced that there will be a new direct bus service (X31) from Upwood, Bury and Ramsey to Peterborough from January 2026. This will be operated under the new Cambridgeshire and Peterborough Combined Authority [contract](#)⁶⁵.

30.6 The geographic nature of the parish makes it difficult for residents of the villages to access the services and facilities in Ramsey town centre by walking and cycling. The distances in combination with the lack of footways and uneven road surfaces due to the fenland geology are barriers to walking and cycling.

30.7 The Vision for Ramsey document (extract overleaf) sets out a number of transport initiatives that the Cambridgeshire and Peterborough Combined Authority and Huntingdonshire District Council have developed.

30.8 The Government through Active Travel England is looking to make walking, wheeling and cycling the preferred choice for everyone to get around in England. Active travel is the term often used to encompass elements such as walking to school, cycling to work, or other everyday journeys you make to get from place to place, rather than just walking or cycling solely for leisure or fitness. In addition, active travel can offer a convenient, accessible and affordable way to move more for shorter journeys. National policy in the NPPF does not refer to active travel but instead refers to sustainable transport but includes that policies should look for opportunities to promote walking, cycling and public transport use are identified and pursued. Active travel and sustainable travel modes not only positively contribute to addressing climate change but also can assist in maintaining a healthy community.

⁶⁴ <https://ramseyneighbourhoodstrust.org/>

⁶⁵ <https://www.ramseytowncouncil.gov.uk/uploads/ramsey-bus-route-update-31-and-x31.pdf?v=1760700733>

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No.	Title	Project	Description	Rationale
R1	Cycle & Digital Infrastructure	Cycle and Digital Connections Pilot Project	Up to 17km of cycle route improvements with new digital infrastructure. The first 2.3km route selected as pilot project from Ramsey Town Centre to Ramsey Forty Foot	Alignment with town strategies seeking improved transport connections
R2	Pedestrian Friendly Space	Public Realm Improvements to Great Whyte	6588sqm of Public Realm improvements overall. A 1st phase of 1588sqm is suggested as part of this project.	Integrating the town centre landscape to improve visitor experience
R2	Traffic Calming	Pedestrian Crossings	3 Pedestrian Crossings	Integrating the town centre landscape to improve visitor experience
R3	Great Whyte: A Destination	Market/Produce Hall	370sqm Footprint	Few retail options within the town. This will improve tourism offering and encourage local business growth.
R3	Great Whyte: A Destination	Accessibility Hub	150sqm cycle hire and EV charging hub	Encouragement of use of sustainable modes of transport for town centre visits
R3	Great Whyte: A Destination	Business, Work Space & Learning Centre	1350sqm Footprint	Residents' desire for more independent businesses to operate in Ramsey and provision of space to improve learning options
R4	Fen Links Visitor Economy	Moorings	3 new moorings at public realm around High Lode to the north of Great Whyte	Potential to increase tourism and expenditure from tourism
R4	Fen Links Visitor Economy	Public Realm Improvements	2,500sqm public realm improvements	Potential to increase tourism and expenditure from tourism
R5	Ramsey Abbey School Redevelopment	Former Country House Redevelopment	Estimated 2300sqm Floorspace	Provision of high quality accommodation in an underutilised building
R6	Housing Delivery	Northern Stocking Fen Rd	125 housing units in a waterside development	Option to provide funding for shove through capital receipts

Extract from Vision for Ramsey Document © Cambridgeshire and Peterborough Combined Authority and Huntingdonshire District Council

30.9 The Neighbourhood Plan can support the ambitions and promote sustainable transport modes such as public transport, walking and cycling. Opportunities within the town itself for walking and cycling are greater. A move away from the use of private car for short journeys would help tackle climate change, pollution and congestion. Many routes within Ramsey, particularly the through routes that go through the town centre are already at or close to capacity in peak times and managing travel demand must form a key part of the approach to transport planning.

30.10 Community transport services⁶⁶ within Ramsey include the following:

- [Huntingdonshire Association for Community Transport](http://www.huntingdonshire.gov.uk/people-communities/community-transport/)⁶⁷ - Offers regular 'Ring-and-Ride' services into Huntingdon, Peterborough, St Ives and St Neots, plus frequent

⁶⁶ <http://www.huntingdonshire.gov.uk/people-communities/community-transport/>

⁶⁷ <http://www.hact-cambs.co.uk/>

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trips to other destinations and places of interest, including excursions and pub lunches.

- Ramsey, Warboys & District Volunteer Centre operates as part of the [Huntingdonshire Volunteer Centre](#)⁶⁸ (HVC) - For residents of Ramsey, Warboys, Bury, Upwood, Broughton and area for social and medical purposes, i.e. GP surgery appointments, opticians, dentists, picking up prescriptions, visiting friends, and shopping. Can undertake journeys to visit friends and family in hospital and outpatient department appointments. The service operates from the Town Council offices; and
- Rural Hoppa Services - [Ramsey & District Community Bus Association](#)⁶⁹ run three weekly “Rural Hoppa” services into Ramsey and Huntingdon. These services are open to members of the public (there is no membership), and bus pass holders can use their passes on Rural Hoppa services for discounted journeys. RH3 runs every Thursday, covers Upwood to Huntingdon through the villages on route ending at the Bus Station and returns two hours later. RH2 & RH5 run on Friday’s, they start at Upwood and come into the town centre and on out to Tesco before circumnavigating Ramsey’s villages starting at Heights, through St Marys to Pondersbridge, turn right at the church to Mereside, on to Forty Foot, then into Ramsey shopping centre and the Tesco store.



Policy 8 - Sustainable Transport

Development proposals will be supported where they demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site; provision of safe crossings; secure cycle storage in public places, workplaces and in new dwellings; and linkages through to adjacent sites and existing parts of Ramsey and further afield including Bury and Upwood Airfield. Where a proposal will have a significant impact on the existing transport network this would be best demonstrated through a transport assessment.

Development proposals should include recreational routes for pedestrians which link into existing and proposed green infrastructure in order to contribute to health and well-being.

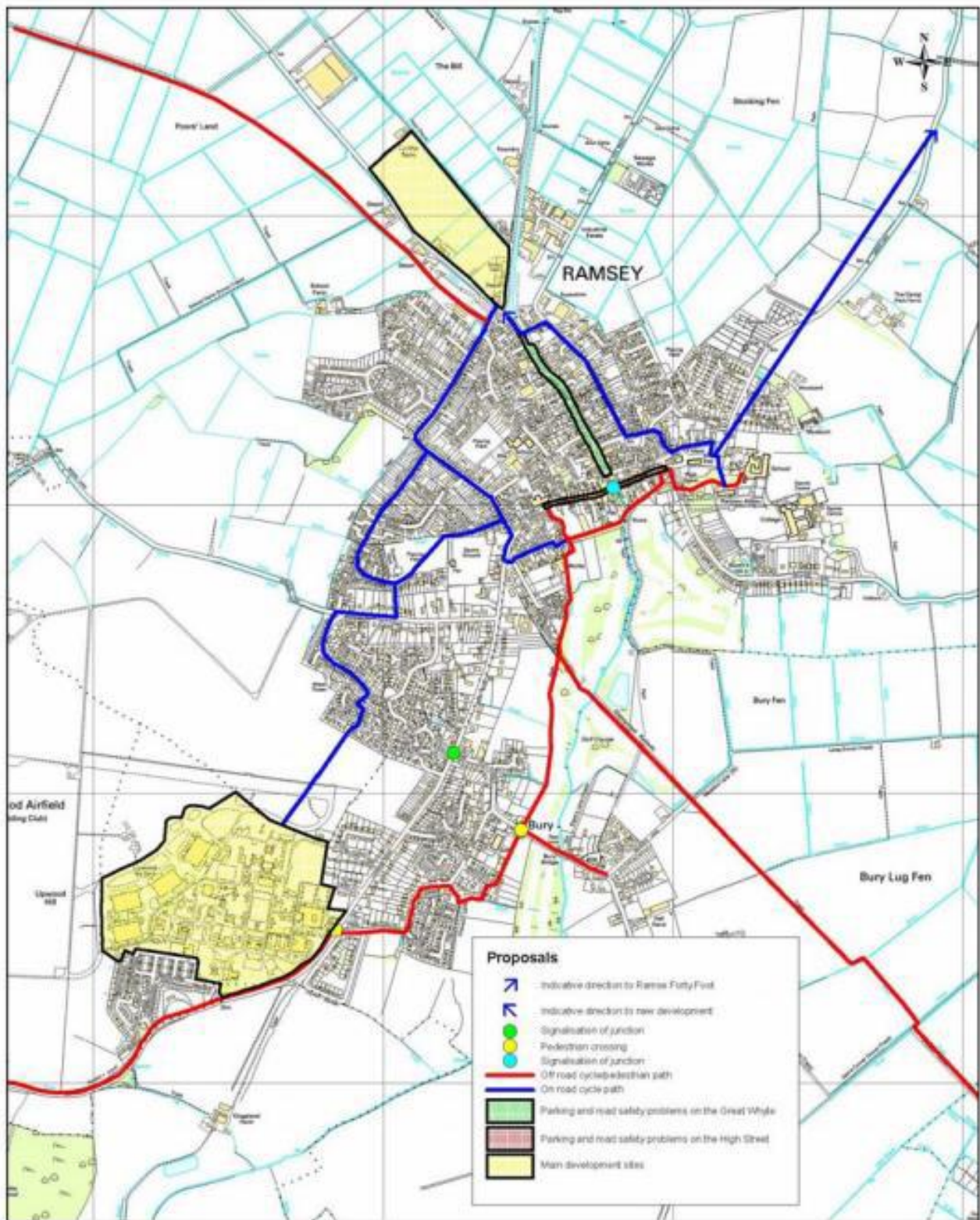
In all proposals consideration should be given to how the development can contribute to the delivery of the provision of a network of walking and cycling linkages⁷⁰ to the key services & facilities in the town or village as relevant.

Major development proposals should demonstrate how they ensure accessibility to existing public transport and community transport provision. Development proposals will be supported where, as appropriate, they secure improvements to public transport provision such as waiting facilities, raised kerbs, signage and real time information systems.

⁶⁸ <https://huntsvc.org.uk/car-scheme/>

⁶⁹ <http://ramseybus.org.uk/>

⁷⁰ As shown in the Ramsey Market Town Transport Strategy



Extract from Ramsey Market Town Transport Strategy © Huntingdonshire District Council

31. Highway Impact

31.1 The Huntingdonshire Local Plan to 2036 contains Policy LP 16 on Sustainable Travel and Policy LP 17 on Parking Provision and Vehicle Movement. This latter policy indicates that

proposals must incorporate adequate parking for vehicles and cycles. Advice on parking arrangements is contained in the Huntingdonshire Design Guide [SPD](#) (2017)⁷¹.

30.2 Early consultation identified a significant level of concern regarding the volume of traffic and road safety. There was also a significant level of concern about the road infrastructure and difficulties with parking. Improving road safety would enhance the quality of life of some of the most vulnerable members of the community. Unfortunately, traffic management is not an issue over which the Town Council has direct control. Most of the traffic originates outside the parish. As a consequence, traffic management cannot be easily addressed by this Neighbourhood Plan. However, the Town Council will seek to support road safety improvements around the plan area.

30.3 As part of the overall approach, the Neighbourhood Plan can support and ensure that new development does not adversely affect the highway network; or that where it does, contributions through a Planning Obligation address the impacts appropriately. However, a Planning Obligation can only be sought where it meets the relevant tests; namely: it is necessary to make the development acceptable in planning terms; is directly related to the development; and is fairly and reasonably related in scale and kind. In some cases, Cambridgeshire County Council is seeking more direct off-site delivery of highway improvements, i.e. rather than paying the County Council a fee the developer will undertake the works in the highway directly. As such in some cases a planning condition may be the appropriate implementation measure. In some cases, Community Infrastructure Levy monies will cover highway improvements.



30.4 The policy includes reference to the storage and collection of refuse bins as where insufficient on-site provision is made this can result in a highway impact. This impact involves bins blocking pedestrian use of footways that can lead to pedestrian and vehicle conflict. The Cambridgeshire RECAP [Waste Management Design Guide SPD](#)⁷² sets out advice on access, maximum travel distances, number of bins per property type etc. and takes into account the Council's Waste Collection Policies. The policy looks to provide the opportunity for developers to promote alternative or innovative methods of storage such as underground bin storage, for example on larger sites if viability and operational practicalities support this approach in a development. Alternative or innovative methods of storage could have the added benefit of improving the visual aspects of recycling and waste management for the benefit of the community, particularly where smaller dwellings are concentrated, and the provision of wheeled bins may be less desirable.

30.5 Where parking courts are proposed, care needs to be taken. These spaces often suffer from poor natural surveillance, limited overlooking and can become unsafe or underused. It is recommended in the policy that parking courts should only be used where they are small, well-overlooked, incorporate high quality and subtle use of materials, integrated landscaping and trees. The HDC Design Guide SPD 2017 on page 89 provides more detailed advice.

⁷¹ <http://www.huntingdonshire.gov.uk/media/2573/huntingdonshire-design-guide-2017.pdf>

⁷² <https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/recap-waste-management-design-guide/>

Policy 9 - Highway Impact

Proposals will be supported where they would not adversely affect the local highway network. Where proposals would negatively impact on the local highway network, contributions will be sought, where appropriate, through a Planning Obligation to minimise and mitigate those impacts associated with the development.

Any new development which involves alterations to existing highways and the provision of new highways would be supported where it meets the following design criteria:

- Provides suitable measures to accommodate traffic (including at peak times);
- Improve the safety and attractiveness of the street scene; and
- Integrate appropriate traffic-calming measures within the development.

Development should incorporate adequate dedicated on-site provision for parking within the curtilage of properties or in small and well-overlooked parking courts or similar. Development proposals which would result in the displacement of existing off-street parking provision to on-street parking will not be supported. Proposals that incorporate car-free areas such as play streets would be supported.

New development should incorporate adequate on-site provision for the storage and collection of refuse bins. Where appropriate refuse collection storage should be screened and be easily accessible to the collection point. Where developers want to promote alternative or innovative methods of storage such as underground bin storage where viability and operational practicalities allow this would be supported; particularly where this improves the visual aspects of recycling and waste management for the benefit of the community.

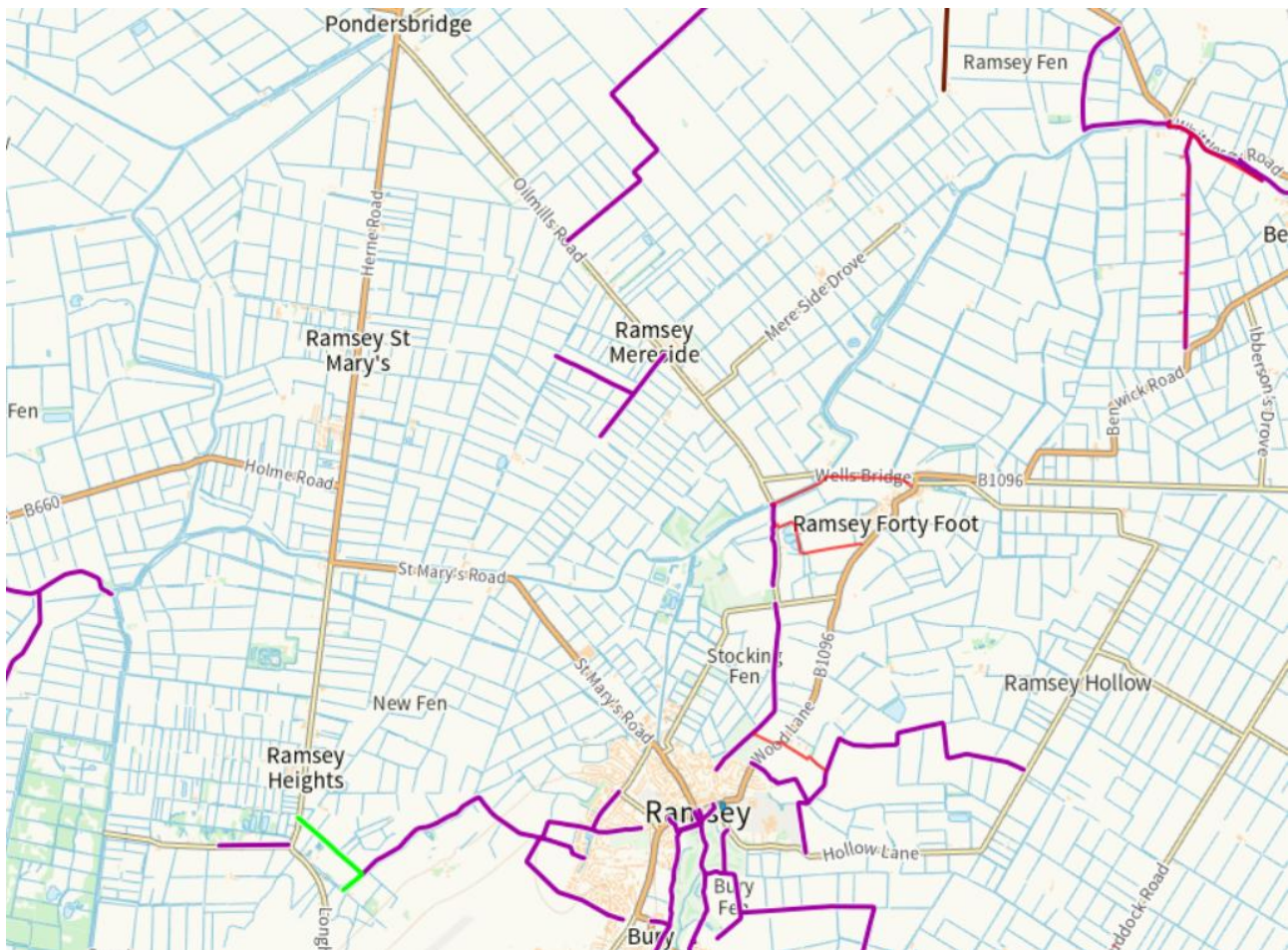
32. Rights of Way Network

32.1 Ramsey covers a large area of countryside and as a consequence it would be expected that it may benefit from an extensive and well-used rights of way network. However, across the parish as a whole there are relatively limited public rights of way. It is possible to get from Ramsey Forty Foot and Ramsey Heights to Ramsey. Ramsey St Mary's by contrast has no public rights of way.

32.2 An effective rights of way network provides a dual role for recreation and for sustainable travel. Their recreational use makes an important contribution to health and well-being. The areas allocated for housing are distant from the main services and facilities in Ramsey. As such the right of way network contributes to accessibility and providing the opportunity for sustainable travel using non-vehicle modes. The Neighbourhood Plan looks to improve and extend the rights of way network.



32.3 Current provision for pedestrians and cyclists is not significant. Consultation identified the lack of connection between the villages and town to be an issue. There are a number of footpaths and footways that pass through the town, including footways in the centre of the town that are narrow and/or are in poor quality, with the High Street being a particular example. Narrow streets and on street parking also make cycling difficult and increase the feeling of danger, particularly for young people travelling to school.



Map 13 - Rights of Way in Ramsey © Cambridgeshire County Council



32.4 The Rothschild Way is a footpath extending to Woodwalton Fen from Wicken Fen commemorating the early wildlife conservation work of Charles Rothschild. It is 39 miles in length and is recognised as a long-distance route, it runs through Ramsey.

32.5 The community have long suggested use of the old railway line route to provide improved access from Ramsey (town) to Ramsey Heights and then beyond to Ramsey St Marys. Another long held desire is the improvement along Stocking Fen Road down to the industrial area and ideally all the way to Ramsey Forty Foot. The Vision for Ramsy sets out a number of suggested routes to include improved accessibility between the town and villages, many of which would use improved rights of way. The Great Fen Masterplan also included a number of ideas to improve accessibility for walking and cycling based on a number of potential new bridleways

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and footpaths. The principal hurdle to achieving new and improved public rights of way is financing.



Extract from Vision for Ramsey Document © Cambridgeshire and Peterborough Combined Authority and Huntingdonshire District Council

Policy 10 - Rights of Way Network

Measures to support and improve green infrastructure across the parish of Ramsey through the improvement of the existing network of public rights of way and proposals to extend the network of public rights of way will be supported where this does not result in harm to ecology or landscape character. In particular schemes that contribute to the improvement of accessibility between new development and services and facilities within Ramsey Town Centre would be supported.

Implementation and Delivery

- 33.1 The implementation and delivery section sets out what actions are required to turn this Neighbourhood Plan into reality on the ground.
- 33.2 The Town Council needs the help of public and private partners to create a sustainable community and deliver the policies set out in this Neighbourhood Plan. The Town Council will work with a number of partners, including the following, to implement the Plan:

Delivery Partners

Ramsey Town Council (TC)
 Huntingdonshire District Council (HDC)
 Cambridgeshire County Council (CCC)
 Health Providers (HP)
 Private Developers (PD) Local Schools (LS)
 Infrastructure Providers (IP)
 Community Groups⁷³ (CG)
 Local Residents (LR)
 Local Businesses or Local Organisations (B)

- 33.3 New development creates a need to provide new infrastructure, facilities and services to successfully incorporate new development into the surrounding area to benefit existing, new and future residents. As provided for within national planning policy, appropriate financial contributions will be obtained from developers to combine with public funding to deliver the necessary facilities in infrastructure. The determination of planning applications also allows matters to be secured through planning conditions. The table below sets out the relevant implementation partners for the Neighbourhood Plan policies.
- 33.4 The Neighbourhood Plan provides a positive framework to ensure that development in Ramsey; Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside; Ramsey St Mary's; or Pondersbridge will bring positive benefits to the Parish.

Policy	Delivery Partners	Implementation Method
Theme - Community		
Policy 1 - Definition of 'Built-up Area' (Settlement Boundary)	TC, HDC, PD & LR	Determination of Planning Applications
Policy 2 - Protected Settlement Break	TC, HDC, PD, LR, B & CG	Pre-Application Consultation, Determination of Planning Applications or Community Initiatives
Policy 3 - Community Facilities	TC, HDC, PD, HP, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy 4 - Community Engagement	PD, TC, HDC, CCC, LR, CG, B & IP	Pre-Application Consultation and Determination of Planning Applications

⁷³ Including the Ramsey Neighbourhood Trust

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Policy	Delivery Partners	Implementation Method
Theme - Heritage and Environment		
Policy 5 - Local Green Space	TC, HDC, PD, LR, B & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy 6 - Views and Vistas	PD, HDC, TC, LR, CG, B, LS & IP	Pre-Application Consultation and Determination of Planning Applications
Natural and Built Environment		
Policy 7 - Infrastructure Provision	TC, HDC, CCC, HP, PD, LS, LR, B & CG	Pre-Application Consultation, Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy 8 - Sustainable Transport	TC, HDC, CCC, PD, LR, B & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy 9 - Highway Impact	TC, HDC, CCC, PD, LR, B & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy 10 - Rights of Way Network	TC, CCC, HDC, PD, LR, B & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives

33.5 Ramsey Town Council is committed to bringing greater locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through being consulted and proactively through promoting the policies and proposals of this Plan), and by delivering projects and infrastructure for the local community. However, the Council recognises the need to involve a range of other organisations if the potential of this plan is to be realised.

33.6 In England, communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, which is then legally ‘Made’, benefit from 25% of the Community Infrastructure Levy (CIL) revenues arising from development that takes place in their area. However, this only applies to development permitted after the making of the NP and is not applied retrospectively. Up until that time the provision of eligibility for 15% of the CIL generated in the area applies, subject to a cap per annum as specified in CIL Regulations.

33.7 Some new development taking place in the Parish will be liable for [CIL](#)⁷⁴ contributions⁷⁵. The money raised through CIL is used to fund district-wide and local infrastructure projects that

⁷⁴ <https://www.huntingdonshire.gov.uk/planning/community-infrastructure-levy-cil/>

⁷⁵ The charge is levied on most new building developments that people would normally use. It is chargeable in pounds per square metre on the net additional floorspace if that floorspace is more than 100m². However, if the development involves the creation of a new dwelling, even if it is less than 100m², it is still liable to pay CIL. In certain circumstances CIL may also be charged where planning permission is granted to change the use of existing floorspace.

benefit local communities as set out in Section 216 (2) of the Planning Act 2008. The element of CIL which is the district portion will be spent by Huntingdonshire District Council on district-wide infrastructure in line with the priorities that HDC has set. The neighbourhood proportion of the CIL monies goes to the Town Council and will be spent on local infrastructure as required by law.

- 33.8 The Town Council is currently going through a programme of defining its future priorities which will follow this Neighbourhood Plan. Projects already underway include the car park extension in Ramsey town centre.
- 33.9 In addition, the Town Council will seek to influence annual and other budget decisions by Huntingdonshire District Council, Cambridgeshire County Council and the Cambridgeshire and Peterborough Combined Authority on housing, open space and recreation, economic development, community facilities and transport, through respective plans and strategies. The Town Council will also work with the appropriate agencies and organisations to develop funding bids aimed at achieving Neighbourhood Plan policies and objectives. This might include the Lottery, UK Government programmes and any partnership programmes.

Monitoring and Review

- 34.1 Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. This Neighbourhood Plan will be carefully monitored by the Town Council and reviewed if it becomes apparent that the vision, goals and objectives of the Plan are not being met.
- 34.2 Monitoring is a shared responsibility of the Town Council as the qualifying body; Huntingdonshire District Council as the Local Planning Authority; and users of the Neighbourhood Plan. The Town Council will consider the effectiveness of the policies and proposals in the Neighbourhood Plan each time it makes representations on a planning application; alongside seeking views on the Neighbourhood Plan at each Annual Parish Meeting. The Town Council will request Huntingdonshire District Council to raise with it any issues arising out of the development management process in determining individual planning applications. Users of the Neighbourhood Plan are encouraged to make comments on monitoring of the Neighbourhood Plan to the Town Council at any point.
- 34.3 The Neighbourhood Plan has been prepared to guide development up to 2046. It is unlikely that the Neighbourhood Plan will remain current and entirely relevant for the entire plan period and may, in whole or in part, require some amendments before 2046.
- 34.4 There are a number of circumstances under which a partial review of the plan may be necessary, in accordance with best practice, the Town Council and its partners will consider undertaking a partial review of the Neighbourhood Plan no later than 5 years following its finalisation.



Glossary

35.1 The majority of the glossary is copied from the NPPF to ensure consistency⁷⁶. The terms set out below are either included within the Neighbourhood Plan or are within parts of the NPPF or the Huntingdonshire Local Plan to 2036 that is referred to in the Neighbourhood Plan.

Affordable housing *: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following categories: affordable housing for rent; starter homes; discounted market sales housing; and other affordable routes to home ownership including shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). *[Note a more detailed definition is included in the NPPF⁷⁷]*

Amenity *: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Ancient Woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy (CIL) *: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Economic development *: Development, including those within the B and E Use Classes, public and community uses, and main town centre uses (but excluding housing development).

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites),

⁷⁶ Those items in the glossary which do not match the NPPF (December 2024 version) or are not defined in the NPPF (December 2024 version) glossary are marked with an Asterix *

⁷⁷ See Annex 2 in the NPPF

national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Living Conditions *: The circumstances affecting the way in which people live, especially with regard to their well-being. Relevant factors include: internal space; access to external space; outlook; privacy; daylight; sunlight; overbearing impact; impact from pollution including noise.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities. *[The local planning authority for this area is Huntingdonshire District Council]*

Local Plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Neighbourhood plans: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

NPPF *: National Planning Policy Framework, this forms the overall planning policy produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Policies Map *: A document which illustrates on a base map all the policies and proposals contained in this Neighbourhood Plan or another document which forms part of the Development Plan.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance *: this forms the overall national planning practice guidance and advice produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. *[Also see Policy LP 28 of the Local Plan]*

Scheduled Monument *: Those monuments that are given legal protection by being scheduled by Historic England.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Settlement Boundary *: The boundary drawn around various towns and villages to limit new development and define the 'built-up area' of the settlement. Outside of the settlement boundary is considered to be the countryside.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation (SAC): Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas (SPA): Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

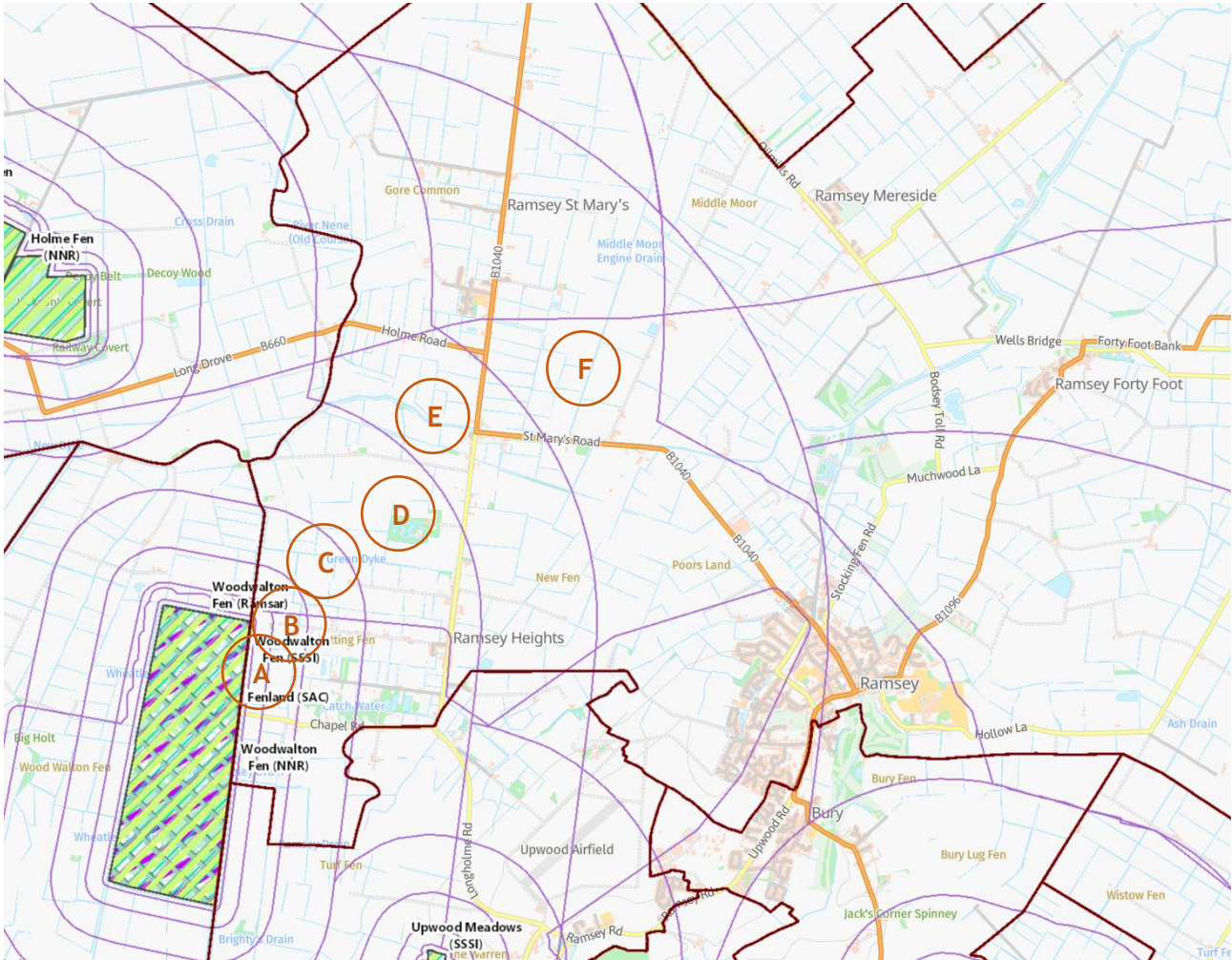
Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Windfall sites: Sites not specifically identified in the development plan.

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Appendix 1 - Nature Site Impact Zones



Extract from Magic.gov.uk website © Defra

SSSI Impact Zones (Labels A & B etc. have been added by us purely for identification)

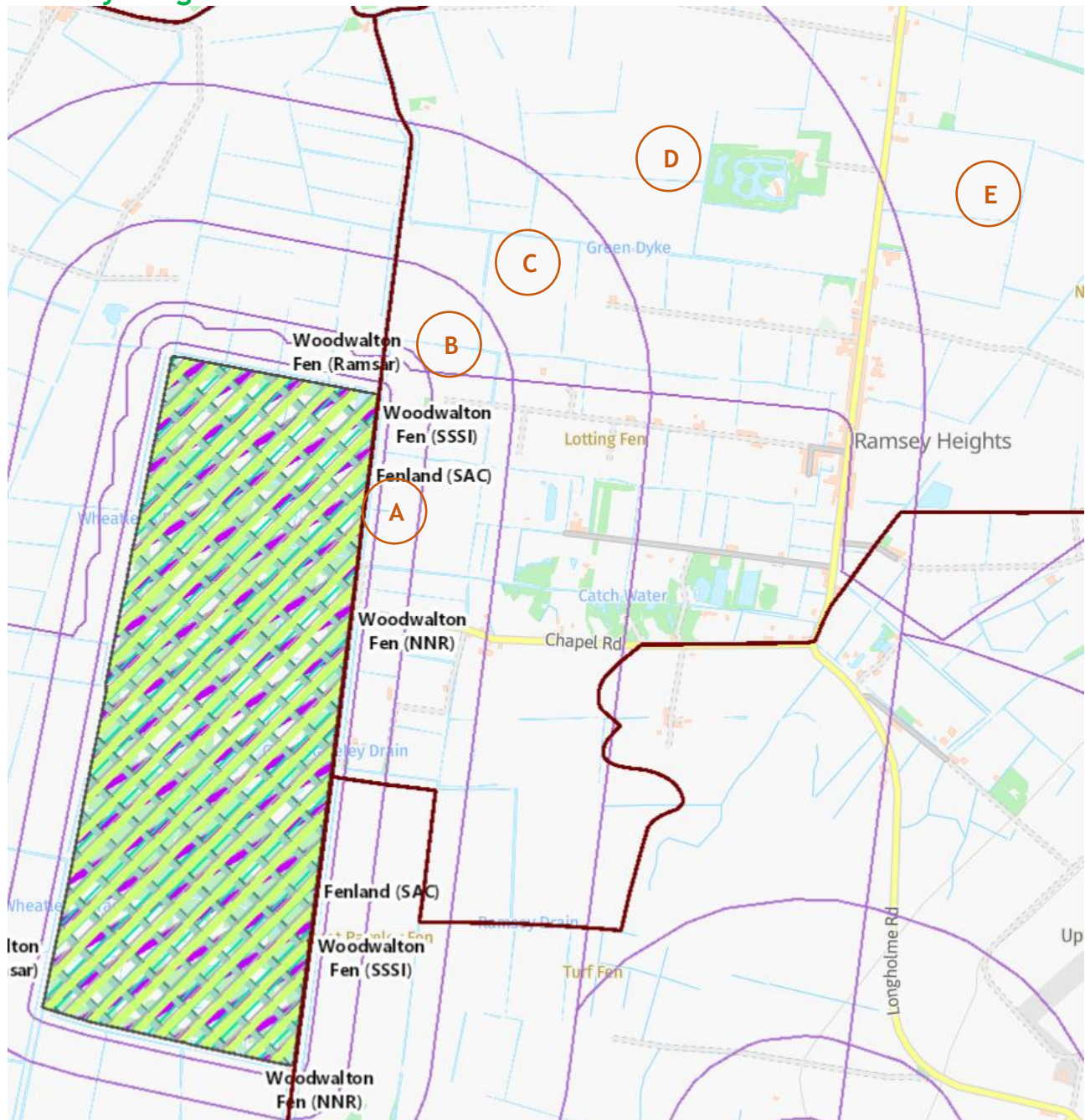
The impact zones, using the labels that we have added only for ease of identification can be summarised as follows in relation to new housing, which is the most common land use:

- (A) Residential development of 50 units or more in settlements or 10 or more outside of settlements
- (B) Residential development of 100 units or more in settlements or 50 or more outside of settlements
- (C) Residential development of 100 units or more in settlements or 50 or more outside of settlements
- (D) N/A
- (E) N/A
- (F) N/A

Ramsey Communities Neighbourhood Plan (Referendum Version)

The details of the impact zones do actually confirm that they are to be used to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites. The details of the impact zones for Ramsey Heights and Ramsey St Mary's as the closest settlements are detailed below:

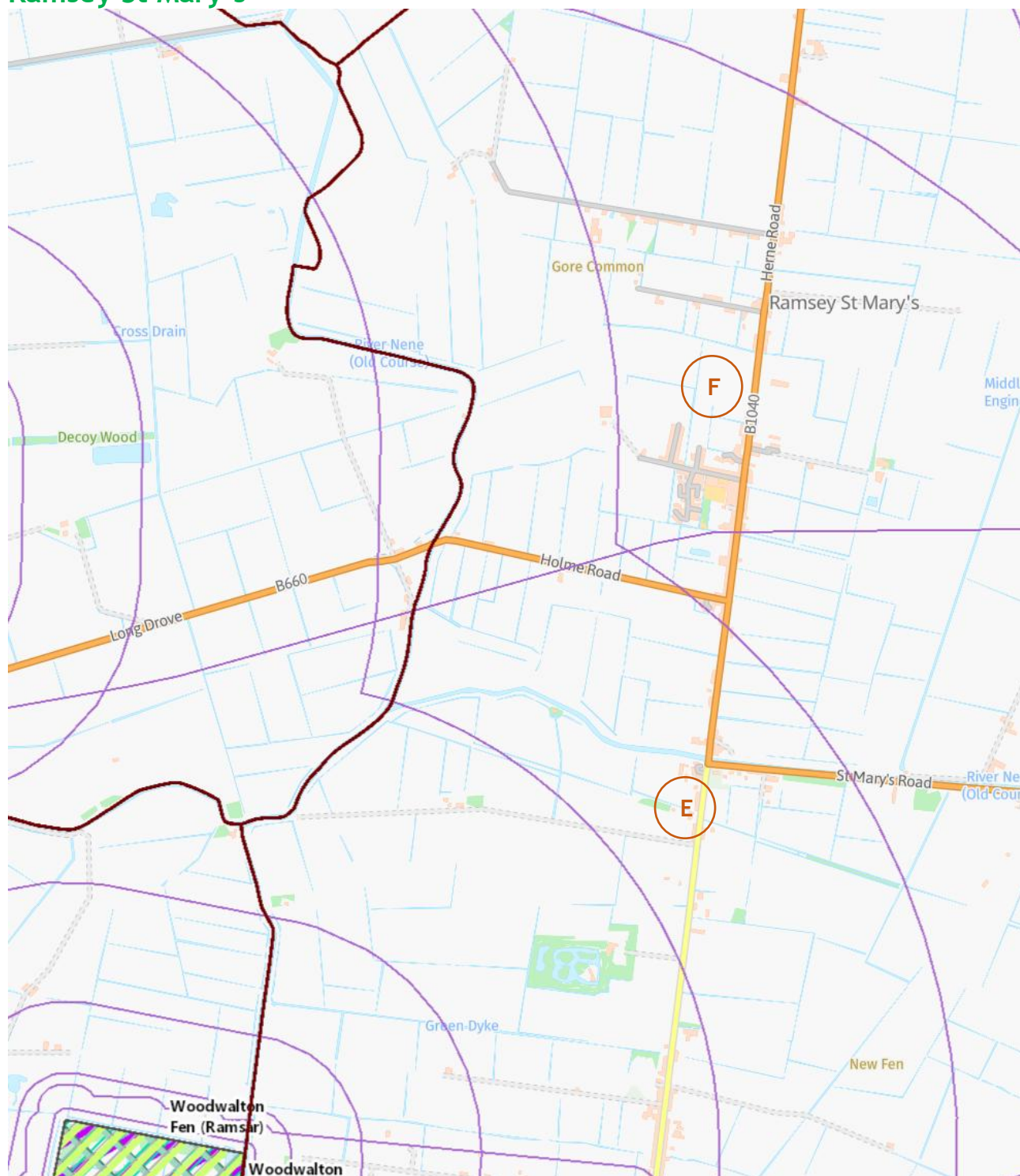
Ramsey Heights



Extract from Magic.gov.uk website © Defra

SSSI Impact Zones (Labels A & B etc. have been added by us purely for identification)

Ramsey St Mary's



Extract from Magic.gov.uk website © Defra

SSSI Impact Zones (Labels A & B etc. have been added by us purely for identification)

Does the proposed development match any of the descriptions below?



- **Infrastructure:** Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network). Any transport proposal including new or extended footways, cycleways, roads/car parks, railways and waterways (excluding routine maintenance). Airports, helipads and other aviation proposals.
- **Minerals, Oil and Gas:** Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
- **Rural Non-Residential:** Large non-residential developments outside of existing settlements/urban areas where the net additional gross internal floorspace is > 1,000m² or the footprint exceeds 0.2ha.
- **Residential:** Residential development of 50 units or more.
- **Rural Residential:** Any residential development of 10 or more units outside of existing settlements/urban areas.
- **Air Pollution:** Any development that could cause AIR POLLUTION or DUST either in its construction or operation (including: industrial/commercial processes, livestock & poultry units, slurry lagoons/manure stores).
- **Combustion:** All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.
- **Waste:** Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management.
- **Compost:** Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.
- **Discharge:** Any discharge of water or liquid waste that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.
- **Water Supply:** Any development needing its own water supply e.g. remote rural housing that is not connected to a mains water supply, OR large infrastructure such as warehousing/industry where the total net additional gross internal floorspace following development is > 1,000m².

Does the proposed development match any of the descriptions below?



- **Infrastructure:** Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network). Any transport proposal including new or extended footways, cycleways, roads/car parks, railways and waterways (excluding routine maintenance). Airports, helipads and other aviation proposals.

- **Minerals, Oil and Gas:** Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
- **Rural Non-Residential:** Large non-residential developments outside of existing settlements/urban areas where the net additional gross internal floorspace is > 1,000m² or the footprint exceeds 0.2ha.
- **Residential:** Residential development of 100 units or more.
- **Rural Residential:** Any residential development of 50 or more units outside existing settlements/urban areas.
- **Air Pollution:** Any development that could cause AIR POLLUTION (including: industrial/commercial processes, livestock & poultry units, slurry lagoons/manure stores).
- **Combustion:** All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.
- **Waste:** Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management.
- **Compost:** Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.
- **Discharge:** Any discharge of water or liquid waste that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.
- **Water Supply:** Any development needing its own water supply e.g. remote rural housing that is not connected to a mains water supply, OR large infrastructure such as warehousing/industry where the total net additional gross internal floorspace following development is > 1,000m².

Does the proposed development match any of the descriptions below?



- **Infrastructure:** Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network). Any transport proposal including new or extended footways, cycleways, roads/car parks, railways and waterways (excluding routine maintenance). Airports, helipads and other aviation proposals.
- **Minerals, Oil and Gas:** Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
- **Rural Non-Residential:** Large non-residential developments outside of existing settlements/urban areas where the net additional gross internal floorspace is > 1,000m² or the footprint exceeds 0.2ha.
- **Residential:** Residential development of 100 units or more.
- **Rural Residential:** Any residential development of 50 or more units outside existing settlements/urban areas.

- **Air Pollution:** Any industrial/agricultural development that could cause AIR POLLUTION (including: industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 200m² & manure stores > 250 tonnes).
- **Combustion:** General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.
- **Waste:** Landfill. Including: inert landfill, non-hazardous landfill, hazardous landfill.
- **Compost:** Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.
- **Discharge:** Any discharge of water or liquid waste of more than 2m³/day that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.
- **Water Supply:** Any development needing its own water supply e.g. remote rural housing that is not connected to a mains water supply, OR large infrastructure such as warehousing/industry where the total net additional gross internal floorspace following development is > 1,000m².

Does the proposed development match any of the descriptions below?



- **Infrastructure:** Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network). Any transport proposal including new or extended footways, cycleways, roads/car parks, railways and waterways (excluding routine maintenance). Airports, helipads and other aviation proposals.
- **Minerals, Oil and Gas:** Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
- **Air Pollution:** Any industrial/agricultural development that could cause AIR POLLUTION (including: industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 200m² & manure stores > 250 tonnes).
- **Combustion:** General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.
- **Waste:** Landfill. Including: inert landfill, non-hazardous landfill, hazardous landfill.
- **Compost:** Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.
- **Water Supply:** Large infrastructure such as warehousing/industry where the total net additional gross internal floorspace following development is 1,000m² or more.

Does the proposed development match any of the descriptions below?



- **Infrastructure:** Airports, helipads and other aviation proposals.
- **Minerals, Oil and Gas:** Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
- **Air Pollution:** Any industrial/agricultural development that could cause AIR POLLUTION (including: industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500 tonnes).
- **Combustion:** General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.

Does the proposed development match any of the descriptions below?



- **Infrastructure:** Airports, helipads and other aviation proposals.
- **Wind and Solar:** Solar schemes with a footprint > 0.5ha, all wind turbines.
- **Air Pollution:** Any industrial/agricultural development that could cause AIR POLLUTION (including: industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500 tonnes).
- **Combustion:** General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.
- **Waste:** Landfill. Including: inert landfill, non-hazardous landfill, hazardous landfill.

Ramsey Communities Neighbourhood Plan 2026-2046

**Referendum Version
September 2026**

The Neighbourhood Plan for the Parish of Ramsey produced in
accordance with The Neighbourhood Planning (General)
Regulations 2012

**The Parish of Ramsey covers the settlements
of Ramsey; Ramsey Forty Foot; Ramsey
Heights; Ramsey Mereside & Ramsey St
Mary's; together with the area of Ramsey
Hollow & a small part of Pondersbridge**



Ramsey Town Council

<https://www.ramseytowncouncil.gov.uk/>


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