

Report of representations received on the Ramsey Communities Submission Neighbourhood Plan and considered by the Examiner

Representations can also be found at: <https://consult.huntingdonshire.gov.uk/kse/event/38480>

Full Name	Organisation Details	Comment ID	Comment relates to	Comment Type	Comment	Are changes required?	Proposed changes
Ms Alice Lawman	Spatial Planner National Highways	RCNP:1	Overall comment on the Neighbourhood Plan	Have observations	Thank you for consulting National Highways on the abovementioned Neighbourhood Plan. National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly. Notwithstanding the above comments, we have reviewed the document and note the details of set out within the draft document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.		
Environment Agency	Environment Agency	RCNP:2	Overall comment on the Neighbourhood Plan	Have observations	Thank you for consulting us on the Submission Publication for the Ramsey Community Neighbourhood Plan. We aim to reduce flood risk, while protecting and enhancing the water environment. Due to ongoing prioritization of our limited resource, we regret that at present, we are unable to review this consultation. We must focus on influencing plans where the environmental risks and opportunities are highest. In focusing our engagement to those areas where the environmental risks are greatest, we note that based on the environmental constraints within the area, we have previously not submitted detailed comments relation to this Neighbourhood Plan. We therefore have no further detailed comments to make in relation to this plan.		
Raymond McMurray		RCNP:3	Policy 6 “ Views and Vistas	Object	Policy 6 View J is not appropriate for protection in the Ramsey Neighbourhood Plan. This is because this view is entirely over land which falls within the purview of Bury Village Neighbourhood Plan, where the land falls within the scope of Policy NE2 ~ Protected Settlement Break. This policy states ~ 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 Bury and Ramsey is secured. In addition to being inappropriate, the proposal to add further protection (View J) can be seen to be unnecessary and superfluous and should be deleted.	Yes	Delete the text in Policy 6 Views and Vistas (View J) identified below: '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 towards Golf Course across Settlement Break in Bury Neighbourhood Plan (J) * Vista North-west from Rural Museum (K) * View of Cemetery (L) * View of Ramsey Tunnels and Mills (M) *'
Jo Challis	Cambridgeshire County Council	RCNP:4	Overall comment on the Neighbourhood Plan	Have observations	Following a review of the draft Neighbourhood Plan it was noted that development will be accepted subject to size and location. Any planning applications for such developments will be subject to consultation with the Local Highway Authority (LHA) who will determine if the development is compliant with Cambridgeshire County Councils General Principles for Development policy document to ensure that it does not create a hazard for highway users and that it adheres to Paragraphs 115, 117 and 118 of the NPPF. The LHA will also ensure that, where required, any additional highway infrastructure is provided to ensure that Non-Motorised Users (NMUs) can access local facilities.		

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Local Lead Flood Authority	Cambridgeshire County Council	RCNP:7	Overall comment on the Neighbourhood Plan	Have observations	Thank you for consulting the LLFA on the Ramsey Communities Neighbourhood Plan. The LLFA have reviewed the Neighbourhood Plan submitted for review under Regulation 15 of Neighbourhood Planning Regulations 2012 and have the following comments: ¢ It is appreciated that a section on Flood Risk and Drainage is included; however, it is unclear how this translates into specific policy within the Plan. In the LLFA's experience, neighbouring parish plans commonly include dedicated policies on flood risk, water management, and sustainable development, providing clear direction for decision-making. It is therefore important that the Neighbourhood Plan includes a specific policy relating to flood risk, particularly to emphasise the need to manage and mitigate flood risk in new development. Such a policy would provide clarity for applicants and decision-makers and help ensure a consistent approach to flood risk management across the Plan area. ¢ The LLFA support 'Policy 5 - Local Green Space'. Designated green spaces are important for surface water flood risk because they provide natural areas where rainfall can be absorbed, stored, and managed, reducing the volume and speed of runoff. ¢ The LLFA supports 'Policy 7 - Infrastructure Provision'. This policy advocates for development proposals that deliver improvements to existing local surface water drainage systems, recognising the opportunity for new development to positively contribute to reducing flood risk. ¢ The LLFA supports that the Plan advocates for developers to include climate change allowances when designing surface water systems. ¢ It is appreciated that low surface water flood risk mapping from the Environment Agency website is included. However, clearer Flood Risk Maps (high, medium and low risks) could be utilised to show potential surface water flood risk within Ramsey, and the specific locations that are most at risk. Data is available from Find open data - data.gov.uk. Further information of flood risk can be found here: Check the long term flood risk for an area in England - GOV.UK (www.gov.uk). ¢ It is noted that the Plan identifies allocated sites for the emerging Local Plan Update to 2046. It is strongly recommended that the Environment Agencys Surface Water Flood Risk mapping is overlaid onto these sites to assess the level and extent of surface water flood risk. It is important because surface water flood risk is often highly localised and can significantly affect the suitability, deliverability, and design of allocated sites. Applying the Environment Agencys Surface Water Flood Risk mapping enables early identification of areas within sites that are susceptible to ponding, flow paths, or exceedance during intense rainfall events. ¢ It is appreciated that the December 2020 flood investigation is included where the LLFA received a large volume of flood incidents from across Cambridgeshire. ¢ There should be reference made to the SuDS Management train. The management train is a sequence of drainage features that collect, convey, store and manage quality of surface water runoff as it drains through the development. Interception source control such rain gardens, bioretention, green roofs and permeable paving should be encouraged on all sites where applicable. Interception source control, as per PPG, manages increased surface water discharge from developed sites, as close to the source as possible, and minimising the volume of surface water discharge from a site. ¢ The LLFA are pleased that the benefits of SuDS are promoted in greater detail than before. In particular, the specific promotion of above-ground open SuDS such as wetlands, attenuation basins, ponds and swales as they provide water quantity, water quality, amenity and biodiversity benefits. ¢ The Cambridgeshire County Councils Surface Water Planning Guidance also provides technical guidance for developers. ¢ The LLFA would recommend that Anglian Water, and the Environment Agency as well as any relevant Internal Drainage Board are consulted in relation to flood risk management, to ensure that their comments on this Neighbourhood Plan can be taken into account.		
Local Lead Flood Authority	Cambridgeshire County Council	RCNP:8	Policy 5 “ Local Green Space	Support	The LLFA support 'Policy 5 - Local Green Space'. Designated green spaces are important for surface water flood risk because they provide natural areas where rainfall can be absorbed, stored, and managed, reducing the volume and speed of runoff.		

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Local Lead Flood Authority	Cambridgeshire County Council	RCNP:9	Policy 7 “Infrastructure Provision	Support	The LLFA supports 'Policy 7 - Infrastructure Provision'. This policy advocates for development proposals that deliver improvements to existing local surface water drainage systems, recognising the opportunity for new development to positively contribute to reducing flood risk.		
Cllr Karan Maheshwari		RCNP:10	Overall comment on the Neighbourhood Plan	Have observations	Please accept the following formal comments submitted under the Regulation 16 consultation process for the Ramsey Communities Neighbourhood Plan 2026“2046 Submission Version. Firstly, I would like to acknowledge the significant work undertaken by Ramsey Town Council, the Steering Group, officers, volunteers and residents in preparing the Neighbourhood Plan. The document demonstrates a genuine commitment to protecting the identity, heritage and environment of Ramsey and the surrounding villages whilst planning for future growth. I recognise the need for appropriate housing growth across Huntingdonshire. However, many residents continue to raise genuine concerns regarding whether infrastructure, connectivity and community services are keeping pace with the scale of development already taking place across the Ramsey Spatial Planning Area. The comments below are submitted constructively following engagement with residents across the ward. For clarity, the views expressed within this submission are entirely my own personal views as a ward councillor. They should not be interpreted as representing the formal position of: ¢ the political party I represent, ¢ Huntingdonshire District Council, ¢ other councillors representing Ramsey Ward, ¢ or any other councillors from the same political party. 1. Transport Connectivity and Accessibility One of the most frequently raised concerns from residents relates to Ramseys limited regional connectivity. Key Concerns ¢ No rail connection serving Ramsey. ¢ Limited direct commuter connectivity to: o Peterborough, o Cambridge, o and Huntingdon. ¢ Infrequent public transport services. ¢ Limited evening and weekend transport provision. ¢ Difficulties for students and young people travelling to colleges and educational institutions. ¢ Significant dependence upon private vehicles for employment, healthcare and education access. Residents frequently report that the lack of practical transport options contributes to isolation, particularly for younger residents, elderly residents and households without access to a car. Recommendation The Plan should continue to support: ¢ improved regional transport links, ¢ better public transport accessibility, ¢ and stronger long-term transport connectivity for education, employment and healthcare access. 2. Highway Capacity, Congestion and Road Safety Residents consistently raise concerns regarding the condition and capacity of the local highway network. Key Concerns ¢ Roads are already narrow and heavily congested in several areas. ¢ Significant pothole deterioration across local roads. ¢ Increased traffic pressure resulting from recent housing growth. ¢ Congestion during peak commuting and school periods. ¢ Parking overspill into residential streets. ¢ Limited strategic access routes into and out of Ramsey. There is also growing concern regarding road safety within residential areas and village streets as traffic volumes continue to increase. Traffic Calming and Safety Measures Residents have highlighted concerns relating to: ¢ speeding traffic, ¢ pedestrian safety, ¢ school traffic, ¢ and increased vehicle movements through residential areas. Consideration should therefore be given to: ¢ appropriate traffic calming measures, ¢ pedestrian safety improvements, ¢ safer crossing points, ¢ speed reduction measures where appropriate, ¢ and highway designs that protect both safety and residential amenity. Recommendation The Plan should support: ¢ cumulative traffic impact assessments, ¢ road safety improvements, ¢ traffic calming measures, ¢ and infrastructure-first development principles where possible. 3. Parking and Town Centre Accessibility Key Concerns ¢ Insufficient town centre and High Street parking capacity. ¢ Existing parking pressures during: o school hours, o weekends, o market activity, o and community events. ¢ Increased residential growth risks worsening: o overspill parking, o congestion, o and accessibility for local businesses and residents. Maintaining accessibility to Ramsey town centre is important for supporting local businesses, services and overall community wellbeing. Recommendation The Plan should continue to support: ¢ sustainable parking provision, ¢ town centre accessibility, ¢ and long-term infrastructure planning linked to		

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					population growth. 4. Retail, Local Business Support and Community Infrastructure Whilst Ramsey continues to grow residentially, residents frequently express concerns that the wider community infrastructure has not expanded at the same pace. Key Concerns ¢ Limited retail provision relative to recent population growth. ¢ Concerns regarding whether retail provision and consumer choice are keeping pace with population growth. ¢ Limited hospitality, leisure and evening economy provision. ¢ Limited local opportunities for socialising and community activity. ¢ Limited support and opportunities for independent local businesses and smaller town centre enterprises. ¢ Concerns that continued residential growth should also deliver stronger local economic and commercial opportunities for existing communities. Long-term sustainability should not be measured solely through housing numbers, but also through: ¢ community wellbeing, ¢ economic vitality, ¢ local services, ¢ and quality of life. Recommendation The Plan should continue to support: ¢ independent local businesses, ¢ town centre vitality, ¢ hospitality and leisure provision, ¢ a diverse range of local retail and service provision, ¢ and opportunities that strengthen the long-term economic sustainability of Ramsey and the surrounding villages. 5. Healthcare, Leisure and Community Infrastructure Residents continue to raise concerns regarding whether local services and facilities are expanding proportionately alongside housing growth. Key Concerns ¢ Pressure upon GP services and healthcare accessibility. ¢ Concerns regarding NHS dental access and appointment waiting times. ¢ Concerns regarding whether leisure and wellbeing infrastructure is sufficient relative to ongoing population growth. ¢ Residents frequently raise concerns regarding: o limited leisure capacity, o restricted operating hours at existing facilities, o and limited parking availability. ¢ Limited local opportunities for social and recreational activity. Access to healthcare, recreation and wellbeing facilities forms an important part of maintaining healthy and sustainable communities. Recommendation The Plan should continue to support: ¢ healthcare infrastructure improvements, ¢ leisure and wellbeing facilities, ¢ and broader community infrastructure provision alongside future growth. 6. Mobile Network Coverage and Digital Connectivity Residents in several parts of the parish continue to report poor or inconsistent mobile phone signal coverage. Key Concerns ¢ Areas with limited or no reliable mobile signal. ¢ Concerns regarding the ability to contact emergency services in the event of: o vehicle breakdowns, o accidents, o or emergencies in more rural areas. ¢ Increasing reliance upon digital connectivity for: o education, o remote working, o business activity, o and healthcare access. Recommendation Consideration should be given to improving mobile network coverage and digital infrastructure across Ramsey and the surrounding villages, whilst ensuring that any future telecommunications infrastructure remains appropriately located and sensitive to the character and heritage of the area. 7. Waste Management, Recycling and Fly-Tipping Residents have also raised concerns regarding environmental maintenance and waste management infrastructure. Key Concerns ¢ Fly-tipping along rural roads and countryside areas. ¢ Waste accumulation affecting the appearance of local communities and surrounding rural areas. ¢ Concerns that continued population growth may place further pressure upon existing waste and recycling infrastructure. Protecting the rural environment and maintaining the cleanliness and appearance of the parish remains important to residents across Ramsey and the surrounding villages. Recommendation The Plan should support: ¢ adequate waste and recycling infrastructure, ¢ environmental maintenance, ¢ and measures that help reduce fly-tipping and protect the local environment. 8. Heritage, Village Identity and Community Character Residents place significant value upon the distinct identity, history and character of Ramsey and the surrounding villages. Key Concerns ¢ Preserving the independent identity of: o Ramsey, o Ramsey Forty Foot, o Ramsey Heights, o Ramsey Mereside, o and Ramsey St Marys. ¢ Recognition of the separate identity of the neighbouring village of Bury, which has its own Parish Council and a longstanding community identity. ¢ Concerns regarding the gradual coalescence between Ramsey, Bury and the Upwood Airfield area. ¢ Protecting: o conservation areas, o listed buildings, o historic		

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					sites, o local landmarks, o and heritage assets connected to the history of the area. Residents remain concerned that continued development should not gradually erode the distinctive character and sense of place that makes the communities within the parish unique. Recommendation The Plan should continue to place strong emphasis upon: ¢ protecting settlement identity, ¢ maintaining meaningful separation between communities, ¢ preserving heritage assets and historic settings, ¢ and ensuring future development remains sympathetic to the character and history of the area. 9. Overall Sustainability Concerns The Neighbourhood Plan contains many positive objectives and reflects a genuine desire to protect the character and identity of the parish. However, many residents remain concerned that housing growth is continuing at a pace that is not yet fully matched by: ¢ transport connectivity, ¢ road infrastructure, ¢ healthcare provision, ¢ parking capacity, ¢ digital connectivity, ¢ leisure infrastructure, ¢ local economic opportunity, ¢ and wider community services. Residents are particularly concerned that infrastructure delivery should occur alongside development rather than significantly after population growth has already taken place. Future growth should therefore continue to be carefully balanced with infrastructure capacity, community wellbeing and the long-term sustainability of Ramsey and the surrounding villages. Thank you for considering these comments as part of the Regulation 16 consultation process.		
Olivia Price	Strawsons Group Developments Ltd C / O Agent	RCNP:11	Overall comment on the Neighbourhood Plan	Support	Please see covering letter attached which provides detailed response in relation to consultation. We note the Draft Neighbourhood Plan continues to recognise the proposed allocation of the site by Huntingdonshire District Council as part of their Emerging Local Plan. This has been proposed to be allocated for residential development of up to 200 homes under reference Bury 3. We support the Draft Neighbourhood Plan supporting the future development potential at this location and have set this out in more detail within our attached representations. We provide some minor suggestions to ensure suitable flexibility and conformity can be provided within the NDP.	Yes	Please refer to attached covering letter which outlines minimal changes required.
Ian Taylor	Savills	RCNP:12	Policy 2 “ Protected Settlement Break	Object	Savills (UK) Limited has been instructed by David Wilson Homes South Midlands (DWH) to prepare and submit representations in strong and robust objection to the draft emerging Ramsey Communities Neighbourhood Plan. The following representations are made as part of, and in response to, the Regulation 16 Consultation Stage of the preparation of the Neighbourhood Plan, under the provisions of The Neighbourhood Planning (General) Regulations (2012), as amended. Objection is raised to the inclusion and entire principle of draft Policy 2 ~Protected Settlement Break. The proposed introduction of a proposed settlement gap is inappropriate and unreasonable and will result in a draft Plan which does not meet the ~Basic Conditions tests. David Wilson Homes South Midlands made representations in objection to the inclusion of draft Policy 2 during the Regulation 14 Consultation Phase of the preparation of the Neighbourhood Plan. These are attached for your reference, together with a covering letter, Landscape Technical Note, Legal Opinion and Site Location Plan for your reference. Within the Ramsey Communities Neighbourhood Plan 2026-2046 Consultation Statement (Submission), published in April 2026, the Neighbourhood Plan Steering Committee notes that 'an additional explanation has been added to the Policy 2 - Protected Settlement Break policy, including reference to the emerging allocation on Upwood Airfield (Bury 3) in the emerging Huntingdonshire Local Plan Update to 2046'. However, the additional commentary added to the does not address our comments made in response to the draft phase (Regulation 14) of the preparation of the Neighbourhood Plan. It is acknowledged that there is a draft residential allocation within the Huntingdonshire District Council Local Plan Update. Please refer to the attached documents, particularly the attached covering letter, which provides greater commentary, detail, explanation and justification of the representation objecting to the inclusion of proposed Policy 2 - Protected Settlement Break. We trust that these and the attached representations will be carefully considered as part of this consultation process and that we	Yes	

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					respectfully request that the proposed Policy 2 -Protected Settlement Break is removed from the Ramsey Communities Neighbourhood Plan.		
Martin Bate	Pub Planning Co-ordinator Campaign for Pubs	RCNP:13	Policy 3 “Community Facilities	Have observations	I wish to comment on behalf of the Campaign for Pubs regarding the proposed Ramsey Neighbourhood Plan. We are pleased to note the inclusion of the George Public House in the list of protected community facilities in the Neighbourhood Plan. However we consider that the other traditional public houses in Ramsey Parish should be afforded the same level of protection, namely the: ☿ Jolly Sailor ☿ Whispering Angel ☿ Three Horseshoes		
Avison Young (National Gas)	Avison Young (National Gas)	RCNP:14	Overall comment on the Neighbourhood Plan	Have observations	National Gas Transmission has appointed Avison Young to review and respond to Local Planning Authority Development Plan Document consultations across the UK on its behalf. Avison Young are instructed by National Gas Transmission to submit the following representation with regard to the current consultation on the above document. About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UKs four gas distribution networks where pressure is reduced for public use. Proposed sites crossed or in close proximity to National Gas Transmission assets: An assessment has been carried out with respect to National Gas Transmissions assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that no National Gas Transmission assets are currently affected by proposals (including allocations) included within the Neighbourhood Plan area for Ramsey Communities. As such, no further action is required by National Gas Transmission or Huntingdonshire District Council at this stage. Development Guidance National Gas Transmission provides information in relation to its assets at the website below. ☿ https://www.nationalgas.com/our-businesses/network-route-maps Planning and Development Guidance is provided at the following link in relation to National Gas Transmission assets. ☿ https://www.nationalgas.com/our-businesses/planning-and-development National Gas Transmission also provides advice regarding ~ Guidelines when working near National Gas Transmission assets at the following link: ☿ https://www.nationalgas.com/our-businesses/working-near-our-assets		
Historic England See: 1021479	Historic Environment Planning Adviser, East of England Historic England	RCNP:15	Overall comment on the Neighbourhood Plan	Have observations	Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan. Having reviewed the plan and relevant documentation we do not consider it necessary for Historic England to provide additional comments at this time. We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/ We would be grateful if you would notify us on eastplanningpolicy@historicengland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.		

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Sophia Nitschke	Bidwells LLP	RCNP:16	Theme - Community	Object	This representation is submitted on behalf of the landowner/promoter of Land off Herne Road, Ramsey St Mary's, in support of the site's inclusion within the Neighbourhood Plan as a suitable location for self-build and custom-build housing to serve the plan period. The Neighbourhood Plan identifies, through its Community theme, the importance of supporting appropriate housing provision, including affordable housing, and fostering communities that are capable of adapting to changing demographic and social needs. In order to achieve these objectives, it is important that the Plan supports a diverse range of housing opportunities. This should include the provision of self-build and custom-build housing, which can play an important role in meeting the differing needs and aspirations of local residents. Self-build developments contribute to housing choice, help retain and attract households within the parish, and support the creation of resilient and sustainable communities. Land off Herne Road represents an opportunity to deliver up to nine self-build plots that would directly contribute towards housing delivery whilst providing a form of housing that is often underrepresented in the market. It is acknowledged that the site is currently located immediately outside the proposed settlement boundary for Ramsey St Mary's. However, the settlement boundary should be amended under Policy 1 to include the site. The site is closely related to the existing built form of the village and represents a logical and proportionate extension to the settlement. Its inclusion would not result in unacceptable encroachment into the wider countryside nor would it undermine the role and function of the settlement boundary. The site has previously been promoted through representations submitted in response to Huntingdonshire District Council's Preferred Options Draft Local Plan to 2046 consultation in 2025. As part of the assessment of the site's development potential, a range of initial technical work has been undertaken, including a Flood Risk Assessment, Transport Statement; and Preliminary Ecological Appraisal. The findings of these assessments indicate that the principal planning and environmental considerations affecting the site can be satisfactorily addressed. Whilst the site is located within Flood Zone 3, technical assessment work demonstrates that flood risk can be appropriately mitigated through the design and layout of development. The site also benefits from existing flood defence infrastructure, which assists in managing flood risk and supporting the delivery of a safe form of development. Highway access has been investigated and can be achieved without giving rise to material impacts on the surrounding highway network. The Transport Statement concludes that the proposed development would result in a negligible effect on local highway conditions. Ecological survey work has confirmed that the site does not contain any priority habitats. Any ecological impacts associated with development can be appropriately mitigated and managed through the planning process. In conclusion, Land off Herne Road represents a deliverable self-build and custom-build housing opportunity capable of serving and meeting local housing needs during the early years of the plan period. Technical evidence prepared to date demonstrates that flood risk, highways and ecological matters can be satisfactorily addressed. The site should therefore be supported through the Neighbourhood Plan as an appropriate location for self-build and custom-build housing.	Yes	The Neighbourhood Plan should be amended to include Land off Herne Road, Ramsey St Mary's within the settlement boundary and identify the site as a suitable location for self-build and custom-build housing.

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Local Plans Team	Huntingdonshire District Council	RCNP:17	Overall comment on the Neighbourhood Plan	Have observations	Overall HDC are supportive of the work undertaken and the efforts of the Ramsey Communities Neighbourhood Plan Group in the production of their neighbourhood plan and its supporting documentation. Several observations and proposed amendments have been made in the sections below which HDC consider to be necessary to ensure the neighbourhood plan meets the basic conditions of having (a) regard to national policy and advice, (d) contributing to the achievement of sustainable development and (e) being in general conformity with the strategic policies within the Huntingdonshire Local Plan to 2036 which are essential to the delivery of the Local Plan strategy. The strategic policies within the Huntingdonshire Local Plan to 2036 are:  All policies in Chapter 4 'The Development Strategy'  All policies that allocate land for development in ~Section D: Allocations' as they are required to achieve the strategy as set out in Chapter 4 'The Development Strategy'  The policy LP11 'Design Context' and LP24 'Affordable Housing Provision'. In addition, the Neighbourhood Plan meets basic condition (f) as the conclusion of the Strategic Environmental Assessment and Habitat Regulations Assessment Screening Reports concludes that the Neighbourhood Plan will not have significant effects on the environment, nor will it have an adverse effect on the integrity of any internationally designated sites either on its own or in combination with any other plans.		
Local Plans Team	Huntingdonshire District Council	RCNP:18	Overall comment on the Neighbourhood Plan	Have observations	General comment: Have observations in regard to basic condition: National policy/ guidance Throughout the document the wording œwhere appropriate¿ is used within policies with no clear explanation of what that means for the user of the Neighbourhood Plan. Where it is possible to do so these should be clarified to aid consistent application.		
Local Plans Team	Huntingdonshire District Council	RCNP:19	Introduction	Support	6. Background HDC are supportive of how Ramsey and all the Ramsey villages are included in the Plan.		
Local Plans Team	Huntingdonshire District Council	RCNP:20	The Communities of Ramsey	Support	From an economic development perspective, the Plan acknowledges several key realities:  Ramsey acts as a central hub for surrounding villages, providing services, employment, and daily amenities.  Growth must strike a balance between protecting heritage and enabling economic opportunity.  Ramseys physical isolation and lack of direct access to the primary road network create resilience challenges that need to be addressed through strategic planning and investment. These priorities align closely with the wider Market Towns Programme and the Cambridgeshire and Peterborough Combined Authoritys (CPCAs) aspirations to strengthen and diversify the economies of rural market towns.		
Local Plans Team	Huntingdonshire District Council	RCNP:21	Vision and Objectives	Support	Supportive of the vision and objective for the neighbourhood plan.	No	
Local Plans Team	Huntingdonshire District Council	RCNP:22	Theme - Community	Support	Paragraph 19.2 and paragraph 19.7 The supporting text usefully signposts readers to Local Plan strategic policies LP 7 Spatial Planning Areas and LP 9 Small Settlements which identifies the town of Ramsey as part of the Ramsey Spatial Planning Area and the Ramsey villages as being Small Settlements. This provides spatial context for Ramsey parish as a whole from a strategic spatial perspective and is in general conformity with the Councils Strategic policies.	No	

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Local Plans Team	Huntingdonshire District Council	RCNP:23	Policy 1 - Definition of ~Built-up Area (Settlement Boundary)	Have observations	Policy 1 “ Definition of ~Built-up Area (Settlement Boundary) Have observations in regard to basic condition: Conformity with strategic policies; Achievement of sustainable development The proposed built-up areas for Ramsey, Ramsey Forty Foot; Ramsey Heights; Ramsey Mereside; and Ramsey St Marys appear to broadly align with the implementation guidance set out on pages 53 to 55 of the Huntingdonshire Local Plan. However, HDC have some concerns regarding how some elements of the guidance have been interpreted. In the Settlement Boundary Methodology (April 2026) supporting document, HDC note that proposed or built rural exceptions sites are excluded from the built-up area boundary. HDC consider his approaches conflicts with the built-up area guidance as commitments for residential development should also be included. Once a rural exception scheme is built it will be part of the community and therefore within the built-up area. The approach in the Ramsey Settlement Boundary Methodology unnecessarily restricts the built-up areas and does not enable them to expand over time, limiting further development opportunities over time and as such conflicting with the implementation guidance in the Local Plan. This conflicts with the strategic policies of the Local Plan and undermine sustainable development opportunities in the future. This raises concerns regarding the delivery of strategic policies LP2 Strategy for Development, LP7 Spatial Planning Areas and LP9 Small Settlements as opportunities for sustainable development could be compromised. For Ramsey, it appears that the proposed Local Green Space Area East of Rural Museum and Ramsey Forty Foot Moorings are outside of the built-up area. The fact that these sites are considered valuable enough to the local community to justify protection as Local Green Spaces may warrant these sites being included within the built-up area as the key principle to the built-up area is to determine whether a site relates more closely to the settlement or the countryside. Further justification and clarification on aspects such as these could be highlighted and explained in greater detail in the supporting document Settlement Boundary Methodology (April 2026).		
Local Plans Team	Huntingdonshire District Council	RCNP:24	Policy 2 “ Protected Settlement Break	Have observations	Policy 2 “ Protected Settlement Break Have observations in regard to basic condition: Conformity with strategic policies There is a live planning application across the whole of this site - 25/01382/OUT for up to 220 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane. This proposed development includes an undeveloped landscape buffer measuring circa 12 metres minimum in width along the sites southern boundary (this extends to circa 48m in the south west corner and circa 35m in the south east corner). HDCs Landscape Officer has confirmed that this width would be capable of accommodating structural landscaping. In the event that the RAF Upwood site to the south/southwest is brought forward for development, a similar sized landscape buffer could be sought along its northern boundary. When combined, a minimum 24m landscaped buffer would provide a landscape break capable of retaining a spatial, physical and visual separation. It is therefore considered that a settlement break would still exist if the proposed Bury 3 allocation is brought forward and 25/01382/OUT.	Yes	Amend the protected settlement break boundary to just include the landscape buffer secured through 25/01382/OUT Or Remove the protected settlement policy altogether as sufficient landscaping can be secured through 25/01382/OUT (if approved) and through the draft policy in the emerging Local Plan to 2046 for Bury 3.
Local Plans Team	Huntingdonshire District Council	RCNP:25	Policy 3 “ Community Facilities	Support	Policy 3 “ Community Facilities Supportive of the Neighbourhood Plan identifying community facilities within Ramsey town and its villages. The policy also allows for the expansion and improvement of community facilities. Supportive of their locations being shown on maps 8a to 8f.	No	
Local Plans Team	Huntingdonshire District Council	RCNP:26	Policy 4 “ Community Engagement	Support	Policy 4 “ Community Engagement A positive policy to engage the community in shaping their village. This accords the National Planning Policy Frameworks aim of encouraging effective early engagement with the community.	No	

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Local Plans Team	Huntingdonshire District Council	RCNP:27	Theme “ Heritage & Environment	Have observations	Paragraph 24.8 Have observations in regard to basic condition: National policy/ guidance This paragraph is slightly confusing to read and requires some rephrasing to make it clearer as it is not clear what nature conservation sites lie within or outside the plan area.	Yes	Amend paragraph 24.8 as follows: 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 Marys. 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). The plan area contains no National Nature Reserves (NNRs) or Sites of Special Scientific Interest (SSSIs). However, several nationally and internationally designated sites lie in close proximity to the plan area. Woodwalton Fen, located to the south of the plan area, holds multiple designations, being both an NNR and an SSSI, as well as a Special Area of Conservation (SAC) and a Ramsar site. Holme Fen, situated around 2km to the west of Ramsey St Mary's, is also both an NNR and an SSSI. Upwood Meadows NNR lies approximately 2km to the south-west, and Warboys and Wistow Woods SSSI lies approximately 3km to the south of Ramsey.
Local Plans Team	Huntingdonshire District Council	RCNP:28	Policy 5 “ Local Green Space	Have observations	Policy 5 “ Local Green Space Have observations in regard to basic condition: National policy/ guidance; Conformity with strategic policies; Achievement of sustainable development Local Green Space E “ Ramsey Forty Foot Moorings includes land that is a draft allocation in the Preferred Options Local Plan to 2046. The site that is included in the proposed local green space designation is proposed for open space and land to safeguard against flooding. HDC notes and welcomes the supporting text (page 73) which clarifies that the LGS designation is not intended to prevent enhancements to mooring infrastructure or open space here but seeks to compliment it and enhance the reasons for the LGS designation. This is further noted in the proposed policy wording: “Proposals to improve mooring infrastructure and to improve public access will be supported. While open space provision may potentially be accommodated within the Green Belt policy framework, HDC has concerns that the LGS designation could create an unnecessary policy barrier to the delivery of flood mitigation infrastructure, open space and moorings access, all of which are identified as important functions of this site in the emerging Local Plan to 2046. Furthermore, paragraph 106 of the NPPF requires that LGS designations be "consistent with the local planning of sustainable development" and "complement investment in sufficient homes, jobs and other essential services." A designation that could impede the delivery of planned flood mitigation and community infrastructure would sit in tension with this requirement. Local Green Space C “ Area Easy of Rural Museum. This site was consulted on as a draft allocation in the Preferred Options Local Plan to 2046 in the Autumn of 2025. Due to considerable local concerns, the site has been removed as a draft allocation and will not be proposed as an allocation in the pre-submission version of the Local Plan. While this is the case, HDC still heavily recommend that discussions, if they have not already taken place, be had with the landowner to discuss the implications of the LGS designation and compatibility with their long-term intentions for the land. It is noted that the		

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					supporting Local Green Spaces document that the landowners for each of the proposed LGS were consulted and no comments were received from landowners.		
Local Plans Team	Huntingdonshire District Council	RCNP:29	Policy 6 “ Views and Vistas	Have observations	Policy 6 “ Views and Vistas Have observations in regard to basic condition: National policy/ guidance In principle supportive of this policy and that these views and vistas are located on a map with their direction. Note there are some photographs of views but not of all. HDC consider that it would be beneficial to provide additional evidence to justify the importance of each view and vista. For example, the Neighbourhood Plan could have a supporting document or appendix which sets out each of these views and vistas with photographs and text explaining what makes these special and worthy of conservation/ enhancement. This would also assist decision makers in assessing the impact on any relevant views or vistas and to ensure consistent application when determining planning applications. This is required to conform with the basic conditions, specifically, NPPF paragraph 16d. This is particularly important in applying the following criteria with the policy: “As appropriate to their scale, nature and location, development proposals should actively enhance or promote the identified important views and vistas.		
Local Plans Team	Huntingdonshire District Council	RCNP:30	Policy 7 “ Infrastructure Provision	Have observations	Policy 7 “ Infrastructure Provision Have observations in regard to basic condition: National policy/ guidance; Conformity with strategic policies; Achievement of sustainable development HDC recognises that community infrastructure and infrastructure in general are areas of key concern for the Ramsey communities and support the principle of having a more localised infrastructure provision policy in the neighbourhood plan, however, HDC have concerns regarding its phrasing. HDC have concern regarding the clarity of this policy and as a result how it will be consistently applied to planning applications, as such conflicting with NPPF paragraph 16d and strategic policy LP4 Contributing to Infrastructure Delivery. For example, it reads that residential development will only be supported where community centres, schools and health are provided for, and caveats this with “where appropriate. It is unclear if this is required for all scales of residential proposals, even proposals for one or two dwellings. The impact on the viability of these smaller schemes could be severely impacted and as such making small scale schemes unviable and undermining sustainable development opportunities. It should be noted that there are different triggers for securing contributions and whether S106 or CIL can be used. HDC have concerns over what that covers and the consistency of its applications, for example, does this policy provide support where a proposal meets Local Plan policy and Developer Contributions SPD requirements or in addition to these. The Local Plan and Developer Contributions SPD have undergone viability testing and there does not appear to have been viability work undertaken to support the Neighbourhood Plan to justify additional requirements.		
Local Plans Team	Huntingdonshire District Council	RCNP:31	Policy 8 “ Sustainable Transport	Support	Policy 8 “ Sustainable Transport The Council supports the Parishes intention to promote active lifestyles and encouraging links to school by walking. The policy accords with the Councils non-strategic policy “LP 16 Sustainable Travel which seeks to maximise opportunities for sustainable travel. The supporting text of this policy could be used to provide additional ideas and guidance on this subject area.	No	
Local Plans Team	Huntingdonshire District Council	RCNP:32	Policy 9 “ Highway Impact	Support	Policy 9 “ Highway Impact The Council supports the Parishes to address the highway impact and parking issues.	No	

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Local Plans Team	Huntingdonshire District Council	RCNP:33	Policy 10 “ Rights of Way Network	Have observations	Policy 10 “ Rights of Way Network Have observations in regard to basic condition: Achievement of sustainable development In principle supportive of this policy as it can help to deliver the ambitions of the Great Fen, a strategically important project in Huntingdonshire. The addition of supporting paragraph 32.5 and map on page 92 are welcome as these illustrate some projects that the neighbourhood the plan could help to deliver, a link to the document this is from would beneficial and further information on each route, for example what each of the colours mean. This would further support the delivery of strategic policy LP3 of the Local Plan which identifies the Great Fen as a Green Infrastructure Priority Area. As the neighbourhood plan can only help shape projects within the plan area, an overlay of the neighbourhood plan area boundary onto the map extract on page 92 would be beneficial and identifying which neighbouring parishes and any project groups that would be required to complete these routes. This would assist in the policy interpretation and delivery of sustainable development.		
Local Plans Team	Huntingdonshire District Council	RCNP:34	Implementation and Delivery	Support	Supportive of the information set out in the Implementation and Delivery chapter setting out delivery partners and key actions.	No	
Local Plans Team	Huntingdonshire District Council	RCNP:35	Monitoring and Review	Have observations	Monitoring and Review Have observations Support for the monitoring and review approach here. This could be developed further by identifying monitoring indicators like the Local Plan that could be used to assess how each policy is performing and reported in the Town Councils monitoring reports.		
Tessa Saunders	Spatial & Strategic Planning Lead Anglian Water Services Ltd	RCNP:36	Overall comment on the Neighbourhood Plan	Have observations	Section 26: Flood Risk and Drainage: Anglian water also supports the use of sustainable drainage systems to manage surface water run-off. Anglian Water would request that our Surface Water Risk Management Guidance is referenced in the supporting text. The guidance is for new and redeveloped sites and explains how we ensure the risk posed from surface water drainage is clearly understood, and roles and responsibilities are clarified. https://www.anglianwater.co.uk/developing/planning--capacity/surface-water-risk-management Anglian Water needs to ensure the surface water hierarchy has been followed “ with the preference being sustainable drainage systems (SuDS). We require developers to liaise with the relevant Lead Local Flood Authority (LLFA) as they are the Statutory Consultee for all surface water drainage strategies on major development sites and are required by law to advise on the broader area drainage constraints. LLFA approval is an essential pre-requisite to Anglian Water accepting a surface water drainage strategy.	Yes	Reference our Surface Water Risk Management Guidance in the supporting text under section 26.
Tessa Saunders	Spatial & Strategic Planning Lead Anglian Water Services Ltd	RCNP:37	Policy 7 “ Infrastructure Provision	Have observations	Anglian Water is supportive of the policy aims to ensure that there is sufficient infrastructure to support growth in the neighbourhood plan area. As identified by the neighbourhood plan, Ramsey and the adjoining parish of Bury has a number of site allocations in the adopted and emerging Local Plans for Huntingdonshire. Anglian Water has worked closely with Huntingdonshire District Council throughout the preparation of the emerging Local Plan, and has helped to inform evidence base documents including the Infrastructure Delivery Plan and Water Cycle Study. We would recommend that the final clause of the policy is amended so that it is more effective and aligns with our approach to sustainable growth and responses to planning proposals: 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 sewerage network, or capacity can be made available in time to support the development. Early engagement with Anglian Water is recommended. This policy clause would help to ensure that developers engage with us at an early stage to ascertain the appropriate water resources, surface water drainage strategy and foul drainage assessment has been undertaken, and sustainable points of connection to our networks are identified. As previously mentioned Anglian Water has guidance on surface water risk management for a wide range of development scenarios, and further advice is available on our website: https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply	Yes	Amend the final clause to state: 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 sewerage network, or capacity can be made available in time to support the development. Early engagement with Anglian Water is recommended.