

**RAMSEY GATEWAY URBAN DESIGN FRAMEWORK  
(Report by Planning Policy Manager)**

**1. INTRODUCTION**

- 1.1 The purpose of this report is to advise the Cabinet of the response to the draft Ramsey Gateway Urban Design Framework (UDF). Having considered the Council's response and agreed the changes, the document is recommended for adoption as Interim Planning Guidance (IPG).

**2. BACKGROUND**

- 2.1 At its meeting on 22<sup>nd</sup> April this year [Minute 190 refers], Cabinet approved a draft Urban Design Framework for the "Ramsey Gateway", which incorporates land bisected by High Lode River along St Mary's Road, Factory Bank and Rivermill, Great Whyte.
- 2.2 The development of a framework for the northern entrance to the town, known as Ramsey Gateway, is a key activity within the locality-based Ramsey Area Partnership Action Plan and a priority within the new Huntingdonshire Community Strategy.
- 2.3 In order for the framework to carry full weight both within the local community and subsequently the development control process, it needed to undergo a period of consultation. In view of the community engagement undertaken in the Ramsey area over the last 9 months it was felt that an extensive consultation should take place. The draft document was circulated to parish and town councils in the Ramsey area, statutory consultees, landowners, land agents, Ramsey Area Partnership Board, Ramsey Action Group, Ramsey Area Community Safety Task Group, Ramsey Town Centre Partnership, Huntingdonshire Strategic Partnership Executive and Thematic Groups and local residents who had expressed an interest in the work.
- 2.4 A series of presentations were given to interest groups, including the Thematic Groups of the Huntingdonshire Strategic Partnership and Ramsey Town Council. Exhibitions were held throughout the consultation period (14th June – 31<sup>st</sup> July) at:
- ◆ Ramsey Leisure Centre
  - ◆ Ramsey Library
  - ◆ Ramsey Community Shop
  - ◆ Warboys Library
  - ◆ Huntingdon Library
- 2.5 Young people were involved in the process through a presentation and discussion group held at Ramsey Abbey School and an evening activity with Girlguiding Ramsey members.

- 2.6 Local communities were made aware of the opportunity to find out more and put forward their views via distribution of posters and leaflets to public buildings, businesses, doctors surgeries and religious buildings across the eight parishes making up the Ramsey area; via distribution of leaflets to all infant and junior school pupils across the Ramsey area; via email distribution of leaflets to parents/guardians of pupils at Abbey and Ailwyn Schools; and through press releases and radio interviews.

### **3. THE CONSULTATION RESPONSE**

- 3.1 Over 25 written responses were received from statutory agencies, Huntingdonshire Strategic Partnership Thematic Groups, land owners and community members. The overall response was positive to the aims of the document. Some concerns over specific points were raised. A full summary of comments received is shown in Annex 1 along with whether any action has been taken, the response to that comment and the number of the paragraph that has been revised in the document, where applicable. The full details on paragraph amendments in the revised Ramsey Gateway Urban Design Framework are shown in Annex 2.
- 3.2 A questionnaire was made available at all public exhibition sites and on the HDC Internet for members of the local communities to complete. 188 responses were received. 85.4% agreed or strongly agreed that the area will be improved by the proposals shown.
- 3.3 Respondents were also asked whether the alternative location of the foodstore that would bring it closer to the town centre, as suggested by Cabinet at their meeting of 22<sup>nd</sup> April 2004, was more appropriate than the location shown in the Figure 4 Indicative Masterplan. Of those who answered, 18.1% thought the alternative location was more appropriate; 19.2% had no view; and over 60% felt that the alternative location nearer the town centre was not more appropriate than that shown in the Indicative Masterplan. A full analysis of the data is available on request.
- 3.4 Ramsey girlguides were asked to discuss, without adult intervention, the Ramsey Gateway proposals. A large majority of the group responses felt that regenerating the area was important to them. However, over half also raised concern over the area being improved and developed for a range of reasons.
- 3.5 With regards the best location for a new foodstore, approximately 85% of the respondents felt that the location shown on the Indicative Masterplan was the best option, as it would not impact on the use and visual appearance of the waterway.
- 3.6 A presentation was given to geography students at Ramsey Abbey School. This was followed by a Q & A session. The general consensus from this group was that the area would be improved by the proposals in the document.
- 3.7 The response to the manned public exhibitions held at the Ramsey Leisure Centre and Ramsey Community Shop was positive with the majority of comments being supportive. During these discussions, a further opportunity was identified to increase the public space / pedestrianised access along the banks of the waterway and move access to the predominantly residential site (site D) further along St

Mary's Road. This has been incorporated into the comments given in Annexes 1 and 2.

#### **4. RECOMMENDATION**

That the Cabinet consider the comments and responses given in Annex 1 and para 3.5 along with the proposed amendments in Annex 2 and agree to adopt the revised Ramsey Gateway Urban Design Framework as Interim Planning Guidance to the Huntingdonshire Local Plan.

#### **BACKGROUND INFORMATION**

Ramsey Area Partnership File  
Huntingdonshire Area Local Plan 1995  
Huntingdonshire Community Strategy  
Report to Cabinet, 22<sup>nd</sup> April 2004, and Minutes: Development Guidelines for land to the northern gateway to Ramsey

**Contact Officer: Richard Probyn**  
**☎ 01480 388430**



**Ramsey Gateway Urban Design Statement:****Summary of Written Comments**

The table below details the comments received in general letters and from comments or attachments from the public questionnaires. All comments have been noted and in some cases it has been appropriate to amend the IPG accordingly. Following each comment it is noted whether any action has been taken, the response to that comment and the number of the paragraph that has been revised in the document, where applicable. The full details on paragraph amendments are shown in Annex 2.

Action Code:

- 1 Action Taken
- 2 Not within remit of IPG
- 3 No action required

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
Ramsey, Warboys & District Volunteer Bureau and Ramsey and District Community Bus Association	Concern expressed over perceived damage to existing businesses in town centre.	3	Retail study already undertaken to inform document suggesting that there will be no adverse impact on the town centre	
	Proposed amendment moving food store closer to town supported	3		
	Para 6.14 - reference to poorly performing Rainbow Store unfair	1	Document amended to remove specific reference to the Rainbow Co-op store	Para 6.14 2 <sup>nd</sup> sentence

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
	Para 6.21 - more detail required in description of "community facilities" to incorporate office facilities at economic rent for local & community groups and facilities for 'surgeries' by agency and council services	1	Document amended accordingly	Para 6.21 2 <sup>nd</sup> sentence
Transport 2000	Recommend inclusion of a railhead as part of such a major development for Ramsey	3	Not considered to be a feasible option	
Mrs Mary Goodliff	Document supported	3		
	Expressed concern over retention of Ballast Pool, Field Road as danger to young children in proposed new housing development	2	These issues would be considered in the detail design stage	
	Ensure schools can accommodate extra pupils from proposed new housing development	2	This is a matter that will be resolved at the outline application stage	
Countryside Agency	No comment	3		
Middle Level Commissioners	Recommend inclusion of land drainage / flood defence issues association with area, including protected maintenance access strips	1	Document amended	Paras 4.16 2 <sup>nd</sup> sentence & 4.15
	Para 2.5 – unmade road on Western side of High Lode known as Factory Bank not Foot Drove	1	Document amended accordingly	Para 2.5
	Para 4.8, 4.9, 6.7 & 6.9 – watercourse forming northern boundary of High Lode Industrial Estate subject to Drainage Board and Middle Level Commissioners byelaws and unlikely to consent further encroachments on maintenance access strips	1	Document amended	Paras 4.9, 6.7 & 6.9
	Para 4.14 – proposed pedestrian / cycle bridge requires Commissioner's prior written consent	2	Required consent would be needed if such development takes place and as part of the submission of a planning	

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
			application	
	Paras 4.4, 4.15 & 6.15 - 6.18 – maintenance access along High Lode must be retained with access to proposed properties via estate roads and not the banks of the High Lode	1	Point noted in new draft	Paras 4.4 3 <sup>rd</sup> sentence, 4.15, 6.18 & 6.20
	Paras 4.16, 6.9 & 6.11 – concern over lack of information on drainage issues. Drainage system studies and strategy required along with individual Flood Risk Assessments	1	Further information on drainage incorporated into document	New para after 4.16, 6.9 & 6.11
	Para 4.18 – EASCO, former foundry site, wish to up-rate the existing metal reclamation facility and should be advised of this document	3		
	Paras 4.19, 5.1 & 6.6 – Reconstruction or replacement of existing timber moorings promoted	3		
	Para 5.2 – indicative illustration of High Lode does not show Commissioner's access requirements and requires revision	1	Illustration amended / removed	Para 5.2 Indicative illustration
	Para 6.12 & 6.19 – surface waters from Site B and Site E discharge to the Board's drain to the north of School Farm	1	Noted and included in new draft	Para 6.12 new sentence between 2 <sup>nd</sup> & 3 <sup>rd</sup> and para 6.19 last sentence
	Paras 6.13 & 6.14 – Flood risk assessment has been received on site C but yet to be approved by the Board	3	Noted	
	Paras 6.20 – 6.22 – access to the Lode through	3	Noted	

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
	development on Site F will be required off Stocking Fen Road			
	Figures 2, 4, 5 & 6 – proposals do not show Commissioner’s access requirements and require revision	1	Reference to requirements now incorporated into document.	Paras 4.4, 4.9, 4.15, 4.16, 5.2, 6.7, 6.11, 6.18 & 6.20
John Huggins, Land Agent	Para 6.12 – client owns part of land on Site B and is supportive of document	3		
John Huggins, Land Agent	Para 6.19 –client owns land on Site E and is supportive on proposal	3		
Inland Waterways Association	Supportive of aim to improve waterway facilities and increase water-borne visitors	3		
	Expressed desire to include the creation of moorings along the Forty Foot River by the Ramsey Forty Foot public house	2	Not relevant to the IPG as does not fall within the Ramsey Gateway site	
	Report included providing detailed information on the potential development of waterway to gain maximum benefit	3	Noted	
Environment Agency	Stated document should note that the area is located with the Indicative Floodplain and the Internal Drainage Board’s area	1	Document amended to note area is shown in the Huntingdonshire Strategic Flood Risk Assessment as being in the 1:1000 year envelope of the Indicative Floodplain and as such is suitable for development uses proposed.	Para 4.16 1 <sup>st</sup> sentence
	Expressed the need for a Flood risk assessment for any proposed development	3	Required assessment would form part of the consideration of a planning application for the site	
Warboys Parish Council	Agree with the need for improvement and	3		



<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
	development of the area			
	Concern over impact of retail development on site on town centre businesses and its sustainability	3	Retail study already undertaken to inform document suggesting that there will be no adverse impact on the town centre	
	Para 6.14 - reference to poorly performing Rainbow Store ill-judged	1	Document amended to remove specific reference to the Rainbow Co-op store	Para 6.14
Mrs L P M Waddell	Against development of a large food store	3		
	Expressed approval of new housing, including affordable housing but not if as part of a 'deal' for a supermarket	3		
	Impressed with brownfield site development in Ramsey to date	3		
	Expressed concern over new business units when shops are closing in the town centre	3		
Jane Yardley	Paras 5.1, 6.13 & 6.14 – requested evidence to verify the need for a larger food store	3	Retail study undertaken outlines justification for new food store	
	Para 6.14 - reference to poorly performing Rainbow Store unfounded	1	Document amended to remove specific reference to the Rainbow Co-op store	Para 6.14
	Expressed concern over potential closure of smaller shops and the Grand cinema	2	Retail study already undertaken to inform document. Current closures are due to other issues, some of which will be addressed through the wider Ramsey Area Partnership Strategy & Action Plan	
	Para 5.1 – feels reference to library and pre-school nursery suggests that they are presently lacking in town but this is not the case	1	Document amended to clarify position	Para 5.1 Bullet point 10
	No overall objections to proposed residential and workplace developments	3		

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
Cambridgeshire County Council – Strategy and Env & Transport	Strategy – supportive of document and consistent with Structure Plan	3		
	Transport – general principles acceptable	3		
	Transport – need to increase access and linkages for pedestrians and cyclists and encourage the provision of public transport linkage on the site	3	Scheme outlined in document attempts to encourage such access and linkages	
	Transport – access to Foodstore (site D) and employment (site C) should be kept separate from access to residential (site D)	3	Noted	
Cllr Mrs Susan Normington Cambridgeshire County Council	Supportive of aim to improve financial prospects for Ramsey and to encourage tourists to area	3		
	Para 6.14 – unconvinced that Co-op is under performing	1	Document amended to remove specific reference to the Rainbow Co-op store	Para 6.14
	Para 6.14 – concerned over perceived negative impact new foodstore could have on existing town centre shops	3	Retail study already undertaken to inform document suggesting that there will be no adverse impact on the town centre	
	Suggests inclusion of plans to regenerate the centre of Ramsey within these proposals	2	Framework specifically for the Ramsey Gateway site. Town centre issues covered by other aspects in the Ramsey Area Partnership Action Plan	
John Martin & Associates, Land Agent	Expressed support for principle of document on behalf of clients	3		
	Client not accepting of disposition of proposed uses and submits a suggested alternative option	1	Discussed with respondent and some elements incorporated into framework.	Paras 4.15, 5.1 last bullet,

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
	that brings the road further away from High Lode, separating more clearly residential from retail and employment, and provides a visually more aesthetic look			6.9, 6.11, 6.18 & Figure 4
	Client supportive of the proposed alternative location for foodstore, nearer to High Lode	3		
Ramsey Ladies Club	Supportive of proposed foodstore and wider development for town	3		
Ramsey Town Football & Social Club	Para 5.1 – supportive of aim to enhance recreational and tourism potential.	3		
	Expressed wish to see more football pitches, particularly as could be losing their current site. Asked for potential site along Stocking Fen Road to be incorporated into proposals	1	Potential for sports facilities and pitches incorporated into plan.	Para 6.22 and Figures 1, & 4
Dr Arnold S Cooke	Welcomes integrated approach to proposed planning expansion	3		
	Suggested landscape considerations for screening and amenity could be further detailed to include biodiversity issues	1	Further details to be incorporated into revised framework	Para 4.10 after last sentence & para 4.19 1 <sup>st</sup> sentence
	Suggested potential options to improve pond area on Field Road both visually and for wildlife, for which owners of the pond are supportive.	1	Document amended to incorporate information on this	Para 6.19 after 3 <sup>rd</sup> sentence
Mr C M Henry	Expressed support for proposals.	3		
	Requested support for scheme being planned along Stocking Fen Road	2	Not relevant to IPG site area. Any planning application received would be assessed against valid planning	

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
			guidance.	
	Proposals for land in Ramsey Mereside outlined	2	Not relevant to IPG. Proposal would not be supported as falls outside the environmental limits.	
Woods Hardwick Planning Ltd	Expressed clients opposition to foodstore proposal	3		
	Asked for explanation of how site area was defined and why Co-op store included but not other commercial sites	1	Site no longer shown as a potential redevelopment area but as existing store	Figures 1 & 4
	Suggested that if Co-op store shown in brief then why is it's existing consent not mentioned in Figure 3	1	Figure 3 amended to shown existing consent for the site	Figure 3
	A number of points raised with regards lack of evidence on need of housing and employment	1	Additional housing and employment is required. Ramsey is a market town in which the Local Plan does not preclude the addition of local housing	Paras 3.7 & 3.9
	Expressed doubts of the reality of a holistic approach	3	Noted. The need for a balanced, sustainable approach is outlined throughout the document, as are its linkages to the wider Ramsey Area Partnership Action Plan.	
	Expressed concern over the objective for a new foodstore to meet demand	1	Wording amended although retail study outlines justification for new food store	Para 5.1 bullet 8
	Felt that some of the objectives and priorities are not achieved in the proposals, particularly relating to the impact a petrol filling station and car park would have on a "high quality development"	3	Document states in development principles need for a high quality development and design that "integrates well with it's setting" and this would be considered as part of any planning	

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
			application submission.	
	Expressed concern over the reference made to the impact of a new foodstore on the Co-op store	1	Document amended so as not to be specific to a given store but stores outside the town centre location	Para 6.14 2 <sup>nd</sup> sentence and Para 6.14 3 <sup>rd</sup> sentence
	Suggest that the document should be properly considered as an Area Action Plan as part of the new arrangements for the preparation of the Local Development Framework	3	Noted in document. The Huntingdonshire Local Development Framework will not be adopted for 3-4years and it is important to produce policy guidance for this area now.	
Anthony Byrne	Supportive of employment allocation (site A) for ease of access	3		
	Note current permission they have in area for their business growth. Suggest this is now incorporated into plan as residential to compliment site F	3	Not appropriate to change to residential use.	
Brian Chapple & Nina Donne	Felt document poorly designed with difficult language	3	Noted	
	Need details on number of extra people proposed housing is likely to bring to town	1	Document amended	Title headings and text re paras 6.9, 6.12, 6.13, 6.16, 6.19 & 6.20
	Reference to poorly performing Rainbow Store unfounded	1	Document amended to remove specific reference to the Rainbow Co-op store	Para 6.14
	Unconvinced of benefits to tourism or to the local landscape	3		

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
	Not supportive of proposed bridge and cycle way	3		
Anglian Water	No objections from the planning aspect	3		
Abbey Properties Cambridgeshire Ltd	Supportive of discussions, not within document, to pedestrianise Factory Bank and provide access across land owned by respondent.	1	Incorporated new design proposals in document	Paras 4.15, 5.1 bullet 13, 5.1 last bullet, 5.2 indicative illustration & Figure 4
Huntingdonshire Primary Care Trust	Supportive of document providing excellent opportunity for community and town	3		
	Need to provide details on estimated population growth and demographic changes in order to be able to calculate impact on demand for health and social services	3	Noted. This information will become available once detailed applications are submitted	
	Outlined potential for PCT to investigate with partners opportunities for the implementation of a integrated diagnostic centre	3	Noted	
	Expressed concern that without knowing potential population change, difficult to gauge if there will be an increased need in service provision and staff that could also affect workforce capacity and affordable housing demand	3	Noted. This information will become available once detailed applications are submitted	
	Need to consider impact on costs to PCT if population increases significantly and how they can work closely with planners from the off to address this	3	Noted.	
	Supportive of element of proposal to help	3	Noted	

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
	determine the health and wellbeing of the community, including employment, housing and footpaths and cycle paths			
Holme Parish Council	Reported document as “interesting” and agreed with the need for improvements and regeneration	3		
English Heritage	Supportive of objectives of framework and the creation of a high quality gateway	3		
	Supportive of making more of the riverside location, particularly the Rivermill basin	3		
Culture & Leisure Thematic Group, Huntingdonshire Strategic Partnership	Expressed concern over the impact of a foodstore in the identified location could harm viability of existing town centre	3	Retail study already undertaken to inform document suggesting that there will be no adverse impact on the town centre	
	Felt document did not offer much in terms of leisure or culture nor for the enhancement of the town as a tourist attraction	1	Included reference to wider actions in Ramsey Area Partnership Strategy & Action Plan	Para 1.8,
Transport & Access Thematic Group, Huntingdonshire Strategic Partnership	Stated the need to ensure foodstore does not have detrimental impact on town centre economy	3	Retail study already undertaken to inform document suggesting that there will be no adverse impact on the town centre	
	Need to ensure adequate transport options available	3	Scheme outlined in document attempts to encourage a range of transport options ensuring cycling paths and footpaths are included	
Economic Development & Learning Partnership, Huntingdonshire Strategic Partnership	Need to ensure development does not impact adversely on St Mary’s Road, including the condition of the road	3	General principle of framework has been accepted by Cambridgeshire County Council (Transport)	

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
	Need to ensure developments complement the Great Whyte and High Street	3	Noted. Intention of framework is to do that	
	Need to address skills shortages with availability of small business units	3	Noted. Intention of framework is to do that	
	Outlined potential for s106 monies for training & development	3	Noted	
Community Safety Partnership, Huntingdonshire Strategic Partnership	Expressed concern at the lack of reference to community safety in the document suggesting initiatives such as 'living streets' should be incorporated	1	Amended document accordingly	Para 6.3
Ramsey Town Council	Noted there are a number of other sites within the town centre that could be utilised for some of the facilities stated in the UDF. Suggested a wider view of planning for the Ramsey area would be more beneficial	2	Framework specifically covers the Ramsey Gateway site. Town centre issues are covered within the wider Ramsey Area Partnership Action Plan	
	Expressed concern about the potential for increased traffic, including the possible need to strengthen the culverted Great Whyte and introduction of a weight restriction	3	General principle of framework has been accepted by Cambridgeshire County Council (Transport)	
	Unconvinced that new food store is needed and that it will not have a detrimental impact on retailers in the town centre	3	Retail study already undertaken to inform document outlining justification for food store and suggesting that there will be no adverse impact on the town centre	
	Importance of job creation acknowledged by respondent	3		
	Expressed doubt re prospects of attracting employment opportunities, particularly of higher quality	3	Noted	



<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
	Suggested Warboys airfield or former RAF Upwood site might be more suitable for employment development	2	Framework is specifically for the Ramsey Gateway site incorporating land already allocated in the Local Plan for employment use.	
	Expressed doubt as to the location shown for community facilities, particularly a hall, being the best location available. Asked for consideration to be given to other sites for community facilities	1	Amended document to show that other sites in town do have potential for some form of community use	Para 6.21 2 <sup>nd</sup> sentence
	More detail and evidence in the document would be helpful, such as land size and number of dwellings	1	Amended document accordingly	Title headings re paras 6.9, 6.12, 6.13, 6.16, 6.19 & 6.20
Ramsey Town Centre Partnership	Felt a more inclusive and cohesive strategy was needed for Ramsey as a whole	2	Framework is specifically for the Ramsey Gateway site. Ramsey area covered within the wider Ramsey Area Partnership Action Plan	
	Agree, in principle, that development is needed	3		
	Importance of ensuring business views represented in such work	3	Noted	
Economic Development, Huntingdonshire District Council	Expressed the requirement for the employment buildings to be of a high quality and good design to ensure gateway to town is attractive	3	Framework aims to do this. Detail of design will be agreed once applications submitted.	
	Need to include in Policy Context Section reference to the Huntingdonshire Community Strategy and its links to the Ramsey renewal programme.	3	Noted. Policy Context Section is concerning planning issues only. The Community Strategy and Ramsey programme are noted in Section 1 relationship with other strategies	

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
	Felt the framework could show more on how it links with the delivery of elements of the Ramsey Area Partnership Action plan	1	Document amended	Paras 1.8 & 4.13
	Stated sustainability issues could be emphasised more stressing the reasons for needing more employment, shopping and community facilities locally and preventing the growing stagnation of the town.	1	Sustainability issues expanded in revised document	Para 4.2 addition to paragraph
	The Great Fen project needs to be mentioned specifically, in particular the potential economic and environmental opportunities that can perhaps be realised through this development.	1	Document amended to include reference to linkages with this partnership	Para 4.19
	Felt that public space and access to the countryside could be explored more eg. development of a wetland environment.	3	Noted – to be considered for the future.	
	Stated the information on the multi-use community facility could be expanded more to include Council (County and District) drop down centres/area office, 'Beehive' information centre etc.	1	Document amended	Para 6.21 2 <sup>nd</sup> sentence
	Para 6.21 – suggested more detail on how the new development could be shown to complement and link with the town centre and visa versa	1	Document amended – reference already shown in other parts of framework.	Para 6.21 last sentence
	Stated importance of being consistent with name of site either 'the Gateway' or the 'Northern Gateway'.	3	Document and Ramsey Area Partnership both now refer to it as Ramsey Gateway	
Environmental Health,	Para 4.7 - land contamination issues adequately	3		

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
Huntingdonshire District Council	covered			
	Stated not aware of any air quality issues that may conflict with the framework	3	Noted	
	Need to ensure noise does not become an issue, particularly for residential property in area should commercial development occur around it.	3	Noted. Development will not proceed until any potential issues surrounding current residential housing were resolved.	
Housing Services, Huntingdonshire District Council	Endorse proposals	3		
Ramsey Area Partnership Board	Support, in principle, a non-piecemeal development of the site but with reservations about the plan	3	Noted	
Development Control Panel, Huntingdonshire District Council	In general, supported the proposed improvements	3		
	Expressed concerns that the proposed community facility would be some distance from the town centre when it felt that it should be locally centrally where there were suitable sites available.	1	Amended document to show that other sites in town do have potential for some form of community use	Para 6.21 2 <sup>nd</sup> sentence
	Need to ensure that, whilst understanding the need for employment opportunities, the proposed location of the foodstore should not result in the detriment or deterioration of the town centre.	3	Retail study already undertaken to inform document outlining justification for food store and suggesting that there will be no adverse impact on the town centre	
	Concerns over whether a foodstore in the location was sustainable (given also the	2	This is a matter that would be considered as part of that specific planning	

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
	presence of Rainbow Co-op in the town) and that goods to be provided by the store should be controlled so as not to effect the thriving stores in the town centre i.e. the pharmacy.		application – the control of goods for sale has also been stated in the Retail Study.	
	Stated that the infrastructure to be provided by any proposed S106 Agreement should be in place before additional housing is provided	2	Noted. S106 agreements have to be negotiated and it is usual for these to include trigger points indicating the release of funds as development progresses.	
	Requested that the Guidelines make provision for RPG14 as it relates to energy renewable development of over 50 dwellings.	1	Amended document to make reference sustainable use of energy	Para 6.6
4 questionnaire respondents	Community Hall/Facilities need or supported	3		
63 questionnaire respondents	Development / foodstore needed or supported	3		
11 questionnaire respondents	Need to ensure transport issues, such as adequate roads, HGV traffic, parking, potential use of Field Road and High Road and public transport for all is considered	3	Framework aims to do that. General principle of framework has been accepted by Cambridgeshire County Council (Transport)	
15 questionnaire respondents	Opposed to new food store and/or impact on town centre and Co-op	3	Retail study already undertaken to inform document suggesting that there will be no adverse impact on the town centre although direct competition for existing food store	
1 questionnaire respondent	Felt community facilities are too far out of the town	1	Amended document to show that other sites in town do have potential for some form of community use as well	Para 6.21 2 <sup>nd</sup> sentence

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
5 questionnaire respondents	Support of providing access to waterway, countryside, walking, cycling and sports	1	Noted. More opportunities shown for sports in revised document	Paras 1.8, 4.15, 6.22 and figures 1 & 4
3 questionnaire respondents	Expressed need for more facilities in plan, especially for young people	1	Document amended to outline need for facilities for all age groups, including young people	Paras 1.8 & 6.21 and sentence
2 questionnaire respondents	Development not need / waste of money	3	Noted	
2 questionnaire respondents	Expressed concern of safety for young people if Ballast Pond kept	1	Noted. More detail on use of the Ballast Pond incorporated in revised document	Para 6.19
1 questionnaire respondent	Whilst acknowledging that official public access to countryside is limited, does not feel in practice it is	3	Noted	
1 questionnaire respondent	Need to ensure areas are well lit but with down facing lights to avoid light pollution	3	Noted. This detail will be addressed once development applications are submitted	
1 questionnaire respondent	Need to undertake ecological study and use native species for landscaping and screening	3	Noted. This will be considered once applications submitted	
1 questionnaire respondent	Wanted to know more about project details eg length of project, closure of roads etc	3	Noted. These details will not become available until applications are submitted	
1 questionnaire respondent	Definition of mixed used development would be helpful	1	Definition incorporated into revised document	Para 4.4 2 <sup>nd</sup> sentence & para 5.1 bullet point 6
2 questionnaire respondents	Concern over producing another industrial site / commercial areas not needed	3	Noted. The framework aims to produce a high-quality business area the land for which is already allocated for employment uses in the Local Plan.	

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
1 questionnaire respondent	Support of more facilities including childcare places, although library already felt to be in a central location	3	Noted	
1 questionnaire respondent	Feels the scrap yard should be screened from vision	3	Noted	
1 questionnaire respondent	Need a new market place for town	3	Noted	
1 questionnaire respondent	Feels area F in indicative masterplan shown as for mixed use should be for residential and community only	3	Noted	
1 questionnaire respondent	Feels there will be a loss of dog walking space if Station yard site developed	3	Noted. Framework aims to increase access to more suitable areas along waterway and countryside	
1 questionnaire respondent	Stated development would be inappropriate use of Grade II land, protected by DEFRA	3	Area already allocated for development in Local Plan	
1 questionnaire respondent	Concern of run off of water from new hard surface areas into watercourse	3	Noted. Such issues will be considered in detail as applications are submitted	
1 questionnaire respondent	Feels that the format of the document will confuse a lot of people	3	Noted. A comprehensive range of consultation methods were used to avoid such confusion.	
1 questionnaire respondent	Site areas A (employment land) and C (foodstore) are too large	3	Noted. Sites already allocated for development in Local Plan.	
1 questionnaire respondent	Priority for affordable small houses and flats needed for local people	3	Noted. Development will need to consider other published planning advice e.g. Housing Mix SPG	
1 questionnaire respondent	Site F (mixed use) should be a river based recreational park	1	Document amended to include recreational use.	Para 6.22 and Figure 4
1 questionnaire	Supportive of improved linkages and bridge	3	Noted	

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>	<b>Para. amendment</b>
respondent				
1 questionnaire respondent	Feels efforts should be made to open small shops and reduce business rates	3	Noted. Town centre retail issues are covered in the wider Ramsey Area Partnership Action Plan	





## Amendments to Ramsey Gateway Urban Design Framework

Contents Page	Updated to incorporate amendments, including new paras, new title names for sites and figures included in document
Para 1.7	Remove last sentence
Para 1.8	<p>Insert new paragraph “This framework is one part of a wider vision and action plan being developed by the community-led Ramsey Area Partnership, of which Huntingdonshire District Council is a key partner. The action plan aims to improve the economic, social and environmental well-being of all who live, work or visit the Ramsey area now and in the future. It incorporates proposals, amongst others, to:</p> <ul style="list-style-type: none"> <li>▪ Conserve and enhance the local landscape and distinctiveness</li> <li>▪ Exploit opportunities provided by the waterways</li> <li>▪ Develop the retail sector and shopping experience</li> <li>▪ Conserve and improve the town centre</li> <li>▪ Develop community facilities, especially for young people</li> <li>▪ Develop and promote opportunities for walking, cycling and use of the waterways</li> <li>▪ Develop and encourage participation in cultural activities</li> <li>▪ Develop a greater sense of community safety</li> <li>▪ Promote health living through leisure pursuits and good diet.”</li> </ul>
Para 2.5, penultimate bullet point	Foot Drove should read Factory Bank
Para 3.7	<p>Add to end of paragraph  “Further to this PPG3: Housing (para 42) submits the view that non-housing allocations which are felt not to be achievable in the current development plan lifetime or where the designation is no longer compatible with policy should be reviewed as the new Local Development Framework is established, as outlined in para 1.5, and consider whether some of this land might better be used for housing or mixed use developments.”</p>
Para 3.9	<p>Add to end of paragraph  “It is recognised that there is an imbalance in Ramsey between the amount of housing and the level of employment development. It is, therefore, felt important to retain a significant proportion of the current employment allocation in order to achieve an appropriate mix of development for the future sustainability of the area.”</p>
Para 4.4 2 <sup>nd</sup> sentence	<p>Amend to  “.....and directed to provide a development of mixed-use i.e. community, employment, residential and retail that meets the needs of the town in the future.”</p>
Para 4.2 addition to para	<p>Add to end of para  “This enables the development of this key site to be taken forward in a sustainable manner providing much needed additional local employment, retail choice, housing and community facilities that will assist in achieving the vitality of the town for years to come. It also provides a unique opportunity for the town to provide an innovative approach to sustainable</p>

	development that incorporate renewable energy principles.”
Para 4.4 3 <sup>rd</sup> sentence	Add to end of sentence “..... such as the riverside area, in keeping with the Drainage Board and Middle Level Commissioner’s byelaw requirements.”
Para 4.6 1 <sup>st</sup> sentence	Should read “unimplemented” rather than “implemented”
Para 4.7 2 <sup>nd</sup> sentence	Should be “ensures” rather than “ensure”
Para 4.8 1 <sup>st</sup> sentence	Amend to “ ..... forms the northern ‘gateway’ to Ramsey”
Para 4.9 4 <sup>th</sup> sentence	Add “Any landscaping will need to comply with Drainage Board and Middle Level Commissioner’s byelaws necessitating the protection of a maintenance access strip to both sides of the High Lode.”
Para 4.10 1 <sup>st</sup> sentence	Replace “Gateway to Ramsey” with “Ramsey Gateway”
Para 4.10 after last sentence	Add “The landscaped area will provide the opportunity to plant locally native species to reflect the fenland landscape”
Para 4.13 last sentence	Add to end of sentence “.....Town Centre, in line with the vision of the Ramsey Area Partnership Strategy & Action Plan.”
Para 4.15 2 <sup>nd</sup> and 3 <sup>rd</sup> sentences	Replace with “A key opportunity exists to improve the quality of the environment along High Lode and in doing so increase community access to the waterway for leisure and recreational purposes. To achieve this Factory Bank would be pedestrianised, although maintenance access requirements stated in Drainage Board and Middle Level Commissioner’s byelaws would be kept. This would be achieved through further discussions between the Highways Authority, landowners, the Drainage Board and Middle Level Commissioners.”
Para 4.16 1 <sup>st</sup> sentence	Replace with “The framework area, which is shown in the Huntingdonshire Strategic Floodrisk Assessment to lie within the 1:1000 Year Envelope of the Indicative Floodplain, is very low lying and is divided by the High Lode River.”
Para 4.16 2 <sup>nd</sup> sentence	Insert new sentence between 1 <sup>st</sup> and 2 <sup>nd</sup> “This is a Middle Level watercourse that is subject to its byelaws and development will need to take these into account.”
New para after 4.16	“A study of the local land drainage system would need to be undertaken and a drainage strategy prepared as part of any proposals for development that come forward along with individual Flood Risk Assessments.”
Para 4.19 1st sentence	Replace sentence with “Consideration will be given to the ecology of the area by creating wetland habitats where opportunities arise within the framework area and along the High Lode River towards Ramsey Marina in order to recreate the sense of fenland biodiversity.”
Para 4.19	After first sentence add “A key opportunity exists to improve links between Ramsey, the High Lode and the Great Fen Project, which is working to restore over 3000 hectares of fenland habitat connecting Woodwalton Fen National Nature Reserve with Holme Fen National Nature Reserve in order to create conservation benefits for wildlife and socio-economic benefits for local

	communities. The planned refurbishment of the barge dock area, which will include the provision of new moorings, provides the first step towards achieving this. ”
Para 4.22	Insert new heading and then para 4.22 <b>“Archaeology</b> The site will be linked to the historic core of the town and is potentially an area of archaeological potential, particularly industrial archaeology on the old Station site. Proposals will need to evaluate and consider the impact of development in accordance with PPG16 Archaeology and Planning.”
Para 5.1 Bullet point 6	Add to end of sentence “..... mixed-use development that could provide local employment, housing, retail and community facilities.”
Para 5.1 Bullet point 8	Amend to read “Provide an opportunity for a new foodstore to meet the identified need for larger, high quality, main food shopping .....
Para 5.1 Bullet point 10	Replace with “ Include a series of beneficial community facilities such as a new library with increased capacity, more children’s pre-school nursery places and a new community centre, including facilities for young people”
Para 5.1 Bullet 13	Replace with “Improve the accessibility of the area to pedestrians and cyclists to and from the town and Rivermill area, including a new footbridge across High Lode and pedestrianisation of Factory Bank, and to the open countryside beyond.”
Para 5.1 last bullet, 1 <sup>st</sup> sentence	Replace with “Encourage single points of access from a new roundabout on St. Mary’s Road.”
Para 5.2 Indicative illustration	Illustration to either be revised to encapsulate pedestrianisation of Factory Bank, removal of barriers to waterway and provision of appropriate maintenance access strips or removed from document.
Para 6.3	Add to end of sentence “..... respect the character of Ramsey, adopting local design features and principles, including designing out crime, as advocated by the Huntingdonshire Design Guide.”
Para 6.6	Insert an additional development principle after Sustainable Access and before Riverside Environment to read <b>“Sustainable Use Of Energy</b>  As stated in PPS 22, future development should carefully consider arrangements to promote high standards of energy efficiency in both the commercial, residential and community buildings and the use of renewable energy sources or those with low carbon emissions. Consideration of a combined heat and power system for the development would help to achieve the principle of sustainable use of energy.”
Para 6.7 penultimate sentence	Amend to “..... and other adoptable areas, taking into account Drainage Board and Middle Level Commissioner’s byelaws.”
Title re para 6.9	Replace with “Employment Land, North of St. Mary’s Road – A Size: 7.24 ha approx.”
Para 6.9 last sentence	Replace with “Access should be gained from a roundabout on St. Mary’s Road

	that is designed to a high quality and includes appropriate landscaping. It will be shared between the employment development, adjacent foodstore and residential development to the north and south in order to minimise the impact of access and highway interventions. ”
Para 6.9 addition to para	Add to end of para “In addition, access requirements to the watercourse adjacent to this site must be maintained and the Ramsey, Upwood & Great Raveley Board will require a study of the Foot Drove Drain to be undertaken as part of any development proposal.”
Para 6.11	Add to end of sentence “..... that satisfactory access arrangements, including those for the Drainage Board and Middle Level Commissioner, can be achieved and that there would be no adverse impact on the highway network. At this point, the capacity of the shared roundabout will have to be considered carefully to meet the needs of all of the development area and an additional access may have to be provided further up St Mary’s Road if the employment development does proceeds to its full extent”
Title re para 6.12	Replace with “Employment Land, South of St. Mary’s Road – B Size: 1.96 ha approx.”
Para 6.12 new sentence between 2 <sup>nd</sup> & 3 <sup>rd</sup> sentences	Replace with “Any new development will need to consider the impact of surface water drainage into the drain to the north of School Farm.”
Para 6.12 last sentence	Typographical error – insert comma after St Mary’s Road
Title re para 6.13	Replace with “Proposed Foodstore and Petrol Filling Station, St. Mary’s Road – C Size: 2.3 ha approx.”
Para 6.13 last sentence	Replace with “An outline application, along with a Flood Risk Assessment, has been submitted for a foodstore of 3,397 m <sup>2</sup> gross on the Bill. The application has been assessed by the Council’s retail consultants CB Hillier Parker.”
Para 6.14, 2 <sup>nd</sup> sentence	Amend sentence to read “They also state .....within Ramsey town centre, but recognise that it may have an impact on stores outside the town centre location, which are not afforded policy protection.”
Para 6.14 3 <sup>rd</sup> sentence	Remove sentence.
Para 6.15 last sentence	“highways authority” should read Highways Authority
Title re para 6.16	Replace with “Predominantly Residential Development, St. Mary’s Road - D Size: 1.63 ha No. of Dwellings: 60 No of residents: 150”
Para 6.16	Replace paragraph to read “It is envisaged that principally residential development would take place to the north of St. Mary’s Road to compliment development on the vacant land located to the south. Consideration could also be given to the development of some workplace homes and workshop spaces to encourage home

	working and sustainable forms of development. This would be in accordance with the earlier planning permission granted on the site. The design of buildings should be of a high quality and reflect the character of other parts of Ramsey, potentially drawing upon the design of the Rivermill Apartments and Ramsey Mill. In addition, the potential for community facilities, which would provide a graduated building use change between the foodstore and housing as well as a further linkage between sites, could be considered for this development area.”
Para 6.18 1 <sup>st</sup> and 2 <sup>nd</sup> sentences	Replace with “Access to the development would be provided from a new link road between the roundabout serving the food store and new employment areas and Horse Drove. Factory Bank would be pedestrianised in order to open up the waterway area for leisure access, whilst ensuring maintenance access requirements stated in Drainage Board and Middle Level Commissioner’s byelaws are met.”
Para 6.18 last sentence	Remove last sentence and replace with “There is also an opportunity to enlarge the river basin at the barge dock area to provide greater access for boats of varying sizes.”
Title re para 6.19	Replace with “Ramsey North Station Site – E Size: 2.52 ha. No. of Dwellings: 90 No of residents: 220”
Para 6.19 After 3 <sup>rd</sup> sentence	Add “Another important feature of the site is the ballast pond that should be incorporated in the design of the estate by ensuring that it is managed to increase its attractiveness and wildlife benefit and by limiting access to the water for safety reasons”
Para 6.19 last sentence	Amend to “Higher density development should be alongside the road, possibly in the form of a mixture of apartments and terraced houses, with lower density development behind, taking into account the potential impact of additional surface water drainage into the drain to the north of School Farm.”
Title re para 6.20	Replace with “Mixed-Use Development, Rivermill – F1 Size: 0.94 ha No. of Dwellings: 25 No. of residents 60 Mixed-Use Development (Community & Recreation only) - F2 Size 2.0 ha ”
Para 6.20 1 <sup>st</sup> sentence	Add to end of sentence “..... approach to both sides of High Lode, taking into account Drainage Board and Middle Level Commissioner’s maintenance access requirements.”
Para 6.20 last sentence	Replace sentence with “Vehicular access to the site would be gained from Stocking Fen Road. A car parking area could be shared between the residential development and additional development uses, as highlighted below, to make the most efficient use of the land available and provide a cohesive approach to the design of shared spaces and landscaping.”
Para 6.21 1 <sup>st</sup> sentence	Replace “should” with “could”
Para 6.21 2 <sup>nd</sup> sentence	Replace with “It is noted that there are other sites that could be considered for the location of some community facilities, both in other sites in the framework area such as site D and within the

	town centre core itself. However, it is envisaged that this site has the potential to provide new facilities including a library, supported by Local Plan Policy CS6, and a community resource centre. The community resource facility would be multi-functional for the benefit of all community members and could include a community meeting place, office facilities for community-focussed groups and meeting rooms for use by local communities along with agency and council services.”
Para 6.21 last sentence	Replace with “It is important that the linkages in and out of the site are maintained and improved upon to ensure that the connectivity with the other parts of the framework area and the town centre is maximised.”
Para 6.22 1 <sup>st</sup> sentence	Replace with “Interest has also been expressed for a new children’s pre-school nursery centre and local football club facilities. These could be located within the grouping of community facilities with the actual football pitches on the area of Site F2 to the east of Stocking Fen Road.”
Para 6.22 last sentence	Amend to incorporate “This would provide day child care facilities and recreation opportunities for those working .....
Figure 1	Revised to take into account amendments outlined above including the inclusion of the potential recreation site.
Figure 2	Revised to take into account amendments including additional sensitive boundaries on northern edge of site F1, deletion of access point off Factory Bank and moving access points further south on St Mary’s Road
Figure 3	Revised to incorporate employment permission for land adjacent to site F1 and for Rainbow Co-op foodstore
Figure 4	Revised to take into account amendments outlined above including the removal of the Co-op site as potential future development area and the inclusion of the potential recreation site.
Figure 5	Removed from document.
Figure 6	Removed from document.