



Development Management Committee – 19th October 2026

Application Number: 25/01382/OUT

Proposal: Outline application with all matters reserved save for access for erection of up to 199 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane

Location: Land South of The Malting, Ramsey

Applicant: BDW Trading LTD, Susan Pickard and Robert Pickard

Agent: Savills (UK) Ltd

Case Officer: Hollie Renney

Parish: Ramsey

Reason for Referral: This application is referred to the Development Management Committee (DMC) as the Officer recommendation for approval is contrary to the recommendation of Ramsey Town Council and the Middle Level Commissioners.

Committee Date: 19th October 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: TO DELEGATE POWERS TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO;

GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY AND SUBJECT TO A S106 LEGAL AGREEMENT

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SUBJECT TO CONSULTATION WITH THE SECRETARY OF STATE*, REFUSE PERMISSION IN THE EVENT THE S106 AGREEMENT HAS NOT BEEN COMPLETED AND THE APPLICANT IS UNWILLING TO AGREE AN EXTENDED PERIOD FOR DETERMINATION, OR THAT THE APPLICANT IS UNWILLING TO COMPLETE THE OBLIGATION NECESSARY TO MAKE THE DEVELOPMENT ACCEPTABLE.

*In accordance with The Town and Country Planning (Consultation) (England) Direction 2026, where a local planning authority proposes to refuse an application for planning permission for development which includes the provision of 150 or more dwellings, the authority must consult the Secretary of State before determining the application.

Proposal

Outline planning permission is sought for the erection of up to 199 dwellings on land south of The Malting, Ramsey, with all matters reserved except access. The development would provide 40% affordable housing, public open space, children's play areas, sustainable drainage infrastructure, biodiversity enhancements and associated works. Vehicular access would be taken from Stoneman Way, with off-site highway improvements secured, including the signalisation of the Biggin Lane/Bury Road junction and pedestrian improvements on The Malting.

Full details of the proposal, including copies of all plans, documents and comments received, are available on the Council's [Public Access Website](#).

Consultations

The following consultees have raised **objections** to the application:

- Ramsey Town Council, Bury Parish Council, Middle Level Commissioners

The following consultees have raised **no objections** to the application (subject to condition(s) and/or obligation(s)):

- Active Travel England, Anglian Water, Natural England, Environment Agency, Cadent Gas, Cambridgeshire Constabulary, Cambridgeshire Fire Service, CCC Definitive Maps Team (Rights of Way), CCC Local Highway Authority (LHA) Development Management Team, CCC Local Highway Authority (LHA) Transport Assessment Team, CCC Archaeology, CCC Education, Libraries and Strategic Waste, Lead Local Flood Authority (LLFA), HDC Affordable Housing Officer, HDC Conservation Officer, HDC Environmental Health Officer (EHO), HDC Landscape Officer, HDC Play and Inspection Officer, HDC Strategic Sports Development Officer, HDC Tree Officer, HDC Urban Design Officer, Place Services Ecology, National Highways.

228 letters of objection (from 146 unique addresses), 1 neutral letter and 1 letter of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 4 of the report.

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The key issues arising from the application details are:

- Principle of Development
- Landscape character and settlement coalescence
- Design considerations
- Access, highway and transport Impacts
- Drainage and Flood Risk
- Ecology and Biodiversity
- Trees
- Heritage Impacts
- Residential amenity
- Contamination and ground pollution risks
- Housing needs (including affordable)
- Financial considerations and contributions
- Planning balance

The report looks into the key planning issues in detail, and Officers conclude that having regard to the presumption in favour of sustainable development and the National Decision Making Policies of the NPPF (2026), the benefits of the proposal are not substantially outweighed by its adverse effects. The application is therefore recommended for approval, subject to planning conditions and completion of a Section 106 Agreement.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises approximately 9.8ha in total, comprising of approximately 9.3ha of undeveloped land which is currently in agricultural use (the remainder of the application red line comprises Stoneman Way which provides a connection to the public highway at Biggin Lane). The site, which is roughly rectangular in shape, was previously used in association with the RAF Upwood base.
- 1.2 The application site is located on the south western edge of the town of Ramsey. The application site is entirely within the administrative boundary of Ramsey Town Council; however it is adjacent to Bury Parish Council, the administrative boundary of which coincides with the eastern boundary of the application site.

Officer note: Bury Parish Council were formally consulted on this application as a neighbouring Parish Council.

- 1.3 The application site adjoins the David Wilson Homes development at 'Ramsey Park' to the north (planning application refs: 16/01530/OUT, 19/00795/REM, 19/00796/REM and 19/00797/FUL) and the Allison Homes development off Upwood Road to the east (planning application ref: 18/01692/FUL)¹.
- 1.1 To the south is land associated with RAF Upwood, including a former runway which abuts the southern boundary of the application site. Part of the former RAF Upwood site is allocated in the Adopted Local Plan to 2036 under Site RA8 'Former RAF Upwood and Upwood Hill House, Bury' and is subject to a pending planning application for the development of 317 dwellings (reference 21/00572/FUL). It should be noted that the former RAF runway which immediately abuts the application site to the south is not included as part of the adopted Local Plan allocation RA8 but is identified as part of an emerging allocation in the Pre-Submission Local Plan to 2046 (Allocation Bury 3).
- 1.2 A Public Right of Way (Footpath Ramsey 9, ref: 190/9) runs along the northern edge of the application site.
- 1.3 There is limited existing vegetation within the application site, save for two recently planted belts of trees in the north west corner of the site. Beyond these tree belts the existing field margins are marked by mixed and bramble scrub in front of close boarded fencing to the north (marking the rear boundaries of existing properties to the north), a wooden post and rail fence to the east (marking the boundary of the adjacent Allison Homes development) and a cranked top security fence associated with the former RAF Upwood to the south. The western boundary of the site does not follow any existing boundary feature but does largely follow the northern alignment of Rose Street which offsets the Ramsey Park development edge to its west.
- 1.4 The topographical survey indicates that site levels fall from the central area of the southern boundary (at approximately 20.7m) towards the north-west corner of the site boundary (lowest point of approximately 17.6m).

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application has been made in outline form with all matters reserved except for means of access.
- 2.2 Outline planning permission is sought for the erection of up to 199 dwellings, including open space, play space, car parking and other associated development. Matters of scale, layout, appearance and landscaping are reserved for future determination.
- 2.3 The proposed development would be served by one point of vehicular access along its northern boundary. The vehicular access will utilise Stoneman Way, which was constructed as part of the David Wilson Homes development at 'Ramsey Park' to the north. Stoneman Way connects to the adopted highway network at Biggin Lane to the north.

¹ Please refer to the Planning History section of this report for further details

- 2.4 Off-site highway works (within the adopted highway) are proposed, including pedestrian infrastructure improvements on The Malting and the signalisation of the junction of Biggin Lane with Bury Road. These works would be undertaken within adopted highway land (under a S278 Agreement) and therefore they are not included within the application red line boundary.
- 2.5 The precise dwelling mix has not been prescribed at this stage, being deferred to be considered as a reserved matter. The application includes 40% affordable housing.
- 2.6 Whilst layout, scale and appearance are to be considered at reserved matters stage, the applicant has submitted three Parameter Plans which are for approval at outline stage. The Parameter Plans define the developable area, areas of open/public space, the alignment of the primary street, pedestrian and vehicular access points, maximum building heights and character areas (which are cross referenced within the DAS Addendum).
- 2.7 With regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development meets the criteria within Schedule 2 to require a detailed Screening Opinion. Prior to the submission of this planning application a Screening Opinion was requested by the applicant (reference: 25/70009/SCRE) for a development of up to 220 dwellings. Having considered the Characteristics of development, Location of development and types and characteristics of the potential impact, Officers issued a negative Screening Opinion. The reduction in overall dwelling numbers from 'up to 220' to 'up to 199' does not change this assessment.
- 2.8 This planning application was accompanied by a suite of supporting documents, including:
- Framework Masterplan
 - Illustrative Masterplan
 - Land Use and Movement Parameter Plan
 - Landscape Parameter Plan
 - Drainage Strategy Layout
 - Planning Statement
 - Design and Access Statement
 - Transport Assessment and Highway Technical Notes
 - Framework Travel Plan
 - Air Quality Assessment
 - Arboricultural Impact Assessment (including Tree Constraints Plan)
 - Desk Based Heritage Statement and Geophysical Survey Report
 - Flood Risk Assessment and Drainage Strategy
 - Ecological Appraisal
 - Biodiversity Net Gain Report and Metric
 - Shadow Habitats Regulation Assessment Screening Matrix
 - Landscape and Visual Assessment

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- Utilities Report
- Health Impact Assessment.

Amended description of development

- 2.9 During the course of this planning application, the applicant requested to amend the description of development to reduce the maximum number of dwellings proposed from 220 dwellings to 199 dwellings. The reason stated for this change was as a result of onsite constraints that may impact the developable area and in response to an *“in depth study and appraisal of the site, its edge of settlement location and its physical features and the characteristics of the existing built form of the adjoining residential development to the east of the site”*.
- 2.10 Notably, the reduction in the quantum of development to below 200 dwellings also means that the application is now below the threshold of a ‘large scale major’ proposal for the purposes of the HDC Developer Contributions SPD (2011)².
- 2.11 Prior to accepting the proposed change to the description of development, Officers sought advice from the Council’s legal team. The legal advice noted that the description of development at outline stage includes a maximum (as opposed to minimum) development quantum (hence the inclusion of the words ‘up to’) and therefore in the event that the description of development continued to refer to ‘up to 220 dwellings’, it would still be possible for only 199 dwellings to come forward at reserved matters stage. On this basis, it would be entirely reasonable for any S106 agreement to include a proviso that certain contributions would only be payable in the event that the overall quantum of development exceeds 200 dwellings.
- 2.12 The Council’s Urban Design Officer is supportive of the reduction in design terms. Officer’s have insufficient evidence to suggest that the applicant has artificially constrained the upper limit of development. Having regard to the slightly different ownership of the current application with the adjacent development to the north, and the passage of time since that site gained consent, it is not considered that the LPA could reasonably seek to argue that this application is part of a larger development which has been artificially subdivided.
- 2.13 On this basis, to give certainty to DMC Members and all interested parties about the maximum quantum of development likely to come forward and the associated S106 contributions, in April 2026, Officers agreed to accept the applicant’s proposed amendment to the description of development.

² The Developer Contributions SPD (2011) defines a ‘Large Scale Major Development’ as “residential development of 200 or more dwellings or, where the residential units is not given, a site area of 4 hectares or more”.

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- 2.14 Following this change, the proposal has not been assessed on the basis of being a large-scale major application where financial contributions in relation to education, libraries and health could be sought.
- 2.15 A full reconsultation was undertaken following the change in description, including consultation with neighbours, Parish Councils and the publication of a press notice and site notices.

Other amendments received

- 2.16 During the course of this planning application amendments / additional information has been received in response to consultee comments, principally:
- Parameter Plans amended to respond to comments provided by the Council's Urban Design Officer and Landscape Officer, including provision of an Urban Design Parameter Plan;
 - A Design and Access Statement Addendum which responds to comments from the Council's Urban Design Officer and Landscape Officer;
 - A CCTV condition survey of drainage pipes, an updated Drainage Strategy Layout and responses to the comments made by the LLFA and Middle Level Commissioners;
 - Ecology survey reports for bats, birds and reptiles;
 - Landscape and Visual Technical Note prepared in response to comments provided by HDC's Landscape Officer and Ramsey and Bury Parish Councils;
 - Foul Drainage Strategy and Illustrative Masterplan updated to show the location of the proposed pumping station;
 - Technical notes and drawings responding directly to comments from the High Authority regarding the offsite works proposed.
- 2.17 Where amendments received have resulted in material changes to the proposal, or changes which are considered to be of particular relevance to concerns raised by consultees and interested parties, proportionate reconsultation has been completed including consultation with neighbours, Town/Parish Councils and the publication of a press notice and site notices where appropriate.

3 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history on the application site with the exception of the Screening Opinion issued prior to the submission of the current application:
- 25/70009/SCRE – EIA Screening Opinion – Proposed development of up to 220 residential dwellings on a site of 9.7 hectares at land south of Ramsey Park, Ramsey. Negative Screening Opinion issued 20.02.2025.
- 4.1 As noted above, the site is adjacent to the David Wilson Homes development at 'Ramsey Park' to the north and the Allison Homes development off Upwood Road to the east. Planning history of relevance to the adjacent development sites is set out below:

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Ramsey Park (David Wilson Homes):

- 19/00797/FUL - Phase 3 - Full Planning Application for 47 dwellings and supporting infrastructure including details of appearance, landscaping, layout and scale – Approved 23.12.2020
- 19/00796/REM – Phase 2 - Reserved Matters Application for 70 dwellings and supporting infrastructure including details of appearance, landscaping, layout and scale pursuant to Outline Approval Reference: 16/01530/OUT – Details approved 03.12.2020
- 19/00795/REM - Phase 1 - Reserved Matters Application for 71 dwellings and supporting infrastructure including details of appearance, landscaping, layout and scale pursuant to Outline Approval Reference: 16/01530/OUT – Details approved 05.10.2020
- 17/00018/REFUSL - Proposed Residential Development involving the Erection of up to 141 Dwellings, proposed access arrangements, and associated works at land to the north and south of Biggin Lane – Appeal allowed 12.01.2018
- 16/01530/OUT – Proposed Residential Development involving the Erection of up to 141 Dwellings, proposed access arrangements, and associated works at land to the north and south of Biggin Lane – Refused 23.11.2016

Cromwell Fields (Allison Homes):

- 20/00085/S73 - Variation of Condition 2 (plans) for application 18/01692/FUL to facilitate an additional plot – Approved 14.05.2021.
- 20/00086/FUL - Application for an additional dwelling to 18/01692/FUL and amendments to the planning layout – Approved 23.12.2020
- 18/01692/FUL - Erection of 92 dwellings alongside associated site infrastructure, open space (including provision of a Local Area for Play), and landscaping – Approved 15.05.2019

4 RELEVANT PLANNING POLICY AND GUIDANCE

4.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1 Amount of Development
- LP2 Strategy for Development
- LP3 Green Infrastructure
- LP4 Contributing to Infrastructure Delivery
- LP5 Flood risk
- LP6 Waste Water Management
- LP7 Spatial Planning Areas
- LP10 The Countryside
- LP11 Design Context

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- LP12 Design Implementation
- LP13 Placemaking
- LP14 Amenity
- LP15 Surface Water
- LP16 Sustainable Travel
- LP17 Parking Provision and Vehicle Movement
- LP24 Affordable Housing Provision
- LP25 Housing Mix
- LP29 Health Impact Assessment
- LP30 Biodiversity and Geodiversity
- LP31 Trees, Woodland, Hedges and Hedgerows
- LP34 Heritage Assets and their Settings
- LP36 Air Quality
- LP37 Ground Contamination and Groundwater Pollution

The Huntingdonshire Local Plan to 2036 predates the NPPF 2026. In accordance with Annex A, paragraph 2 of the NPPF (2026), development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework. However, development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight.

For the avoidance of doubt, unless otherwise stated within this report, policies of the Huntingdonshire Local Plan to 2036 are afforded full weight.

4.2 Cambridgeshire and Peterborough Minerals and Waste Local Plan (Adopted 2021)

- The application site is not located within a designated Mineral Safeguarding Area. There are therefore no policies within the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) which are of relevance to the current application.

4.3 Neighbourhood Plan

Ramsey Communities Neighbourhood Plan 2026-2046

- Ramsey Town Council's application for designation of a neighbourhood area was approved on 6 February 2024.
- Pre-submission (Regulation 14) Consultation on a Neighbourhood Plan for Ramsey commenced on 19.01.2026 and closed 09.03.2026.
- The Submission (Regulation 16) Neighbourhood Plan was available for comment between 11 May and 23 June 2026.
- Examination of the Ramsey Communities Neighbourhood Plan commenced in July 2026. The Examiners report, dated 25 August 2026, recommends that the Neighbourhood Plan proceed to referendum subject to modifications. The Examiners Report assessed the Neighbourhood Plan against the NPPF (2024).
- The Neighbourhood Plan will be presented to the Council's Cabinet on 20 October 2026.

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- Subject to the approval of the Council's Cabinet, the Neighbourhood Plan will be subject to a local referendum in November 2026.
- Subject to a positive outcome of the referendum (i.e. more than 50% of those voting vote 'yes'), the Neighbourhood Plan could be 'made' at Full Council on 16th December 2026.
- Policy 1 of the Submission Ramsey Communities Neighbourhood Plan (April 2026) defines a settlement boundary of Ramsey (town). The application site is not located within the proposed settlement boundary.
- The application site is identified as a 'Protected Settlement Break' by Policy 2 of the Submission Ramsey Communities Neighbourhood Plan (April 2026). Policy 2 states that proposals for development will not be supported unless the purpose of preventing coalescence and retaining spatial, physical and visual separation between Ramsey and Bury is secured. No changes were recommended to the wording of Policy 2 by the Neighbourhood Plan Examiner's Report.
- Policy DM4 of the NPPF identifies the weight to be afforded to emerging development plan proposals. Clearly the Neighbourhood Plan has reached an advanced stage of preparation; it has been found to meet the basic conditions by the appointed Examiner.
- At the time of writing, the Neighbourhood Plan is capable of attracting substantial weight due to its advanced stage and successful examination, but it is not yet part of the development plan.
- Given the advanced stage of the Neighbourhood Plan and the prospect that it will have been 'made' by the time any permission is issued, officers have assessed the application as if the NP were in place.
- Members of DMC are asked to consider the application on the same basis.³ In the event that the Neighbourhood Plan was not 'made', this would not change the judgements made in this report or the overall Officer's recommendation.

Ramsey Communities Neighbourhood Plan policies of relevance to the current application:

- Policy 1 – Definition of 'Built-up Area' (Settlement Boundary)
- Policy 2 – Protected Settlement Break
- Policy 4 – Community Engagement
- Policy 7 – Infrastructure Provision
- Policy 8 – Sustainable Transport
- Policy 9 – Highway Impact
- Policy 10 – Rights of Way Network

The Ramsey Communities Neighbourhood Plan was prepared and examined against the NPPF 2024. In accordance with Annex A, paragraph 2 of the NPPF (2026), the weight applied to development plan policies which have not been

³ The Officer's recommendation to DMC is to delegate powers to grant permission for the development subject to conditions and subject to a S106 legal agreement. Accounting for the time period required to finalise the S106 Agreement, in the event that Members support the Officer recommendation it is expected that the Neighbourhood Plan could be 'made' prior to a decision being issued. As per this Officer report, Members are therefore invited to consider the application on the assumption that the Ramsey Communities Neighbourhood Plan will shortly form part of the development plan.

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examined and adopted or made against the Framework depend upon their consistency with NDMP's. Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight.

For the avoidance of doubt, unless otherwise stated within this report, policies of the Ramsey Communities Neighbourhood Plan are afforded full weight.

Bury Village Neighbourhood Plan

- The site is immediately adjacent to but entirely outside of the administrative boundary of Bury Parish Council. Bury Village Neighbourhood Plan (May 2021) was 'made' in May 2021. The policies of Bury Village Neighbourhood Plan cannot apply to this application as part of the Development Plan.

Officer note: Bury Parish Council have started a review of their Neighbourhood Plan, however, owing to the early stage reached, the review cannot currently be afforded any weight as a material consideration. In any case, as noted above, the application site is outside of the administrative boundary of Bury Parish Council and therefore the policies of Bury Village Neighbourhood Plan do not form part of the adopted Development Plan for this application.

4.4 Supplementary Planning Documents

- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
- Huntingdonshire Design Guide – Adopted 2017
- Cambridgeshire Flood and Water SPD – Adopted 2017
- RECAP Waste Management Design Guide – Adopted 2026
- Development Contributions – Adopted 2011 (costs updated annually)
- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
- Huntingdonshire District Council Playing Pitch and Outdoor Sports Strategy Document – Adopted December 2022
- Environmentally Sustainable Design & Construction Technical Advice Note (TAN) - Adopted November 2025

4.5 National Planning Policy Framework 2026 (NPPF)

- DM1: Preparing Development proposals
- DM3: Determining development proposals
- DM4: Emerging Development Plan proposals
- DM6: Use of planning conditions and obligations
- DM7: Relationship with other regulatory regimes
- S3: Presumption in favour of sustainable development
- S5: Principle of development outside settlements
- S6: Neighbourhood plans and the presumption
- CC2: Mitigation of climate change

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- CC3: Adaptation to climate change
- HO7: Meeting the need for homes
- HO8: Providing affordable homes
- HO13: Build out of residential and strategic sites
- L3: Achieving appropriate densities
- DP3: Key principles for well-designed places
- DP4: The design process
- TR3: Locating development in sustainable locations
- TR4: Street design, access and parking
- TR6: Assessing transport impacts
- TR8: Public rights of way
- P2: Ground conditions
- P3: Living conditions and pollution
- P5: Maintaining public safety and security
- F4: Assessing flood risk for decision-making
- F5: The sequential test
- F7: Ensuring development is safe from flooding
- F8: Sustainable drainage systems and watercourses
- N2: Improving the natural environment
- N3: Trees in new development
- N6: Areas of particular importance for biodiversity and geodiversity
- HE4: Securing the conservation of heritage assets
- HE5: Assessing effects on heritage assets

4.6 National Planning Guidance

- National Planning Practice Guidance (NPPG)
- National Design Guide 2019 (NDG)

4.7 Housing land supply position

- Plan Making Policy HO3 (1.a.i.) of the National Planning Policy Framework (NPPF) requires the Council to identify a sufficient supply of specific deliverable sites to provide a minimum of five years' worth of housing against the Council's housing requirement figure, with an appropriate buffer.
- The methodology for calculating local housing need, with an appropriate buffer, is set out within Annex D of the NPPF and associated National Planning Policy Guidance ('the standard method').
- As Huntingdonshire's Local Plan to 2036 is now over 5 years old, it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement figure set using the standard method, with an appropriate buffer.
- As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test, a 5% buffer is required here. The 5-year housing land requirement, including a 5% buffer, is 5,907 homes. The current 5YHLS is 4,345 homes, equivalent to 3.68 years' supply.

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4.8 Huntingdonshire emerging Local Plan to 2046

- In October 2025 the Council issued its Preferred Options consultation on the emerging Local Plan. Paragraph 49 of the National Planning Policy Framework sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the National Planning Policy Framework.
- The Preferred Options Draft Local Plan (October 2025) identified six allocations for Ramsey and Bury. This does not include the application site but does include land immediately to the south of the application site, associated with the former RAF Upwood.
- A consultation on additional site allocations to be included in the proposed submission version of the Local Plan to 2046 was undertaken in May and June 2026. This did not include the application site.
- Consultation on a Pre-Submission Draft of the Local Plan to 2026 commenced on 16th September 2026 and will close at 23:59 on Wednesday 28th October.
- Following close of the Pre-Submission Draft consultation the plan will be submitted for Examination.
- Policy DM4 of the NPPF identifies three matters relevant to the weight of emerging policies: (i) the stage of preparation; (ii) the significance of unresolved objections; and (iii) the degree of compliance with the Framework's plan-making policies.
- At the time of writing, the emerging Local Plan remains at a relatively early stage in its preparation; the application site is not proposed for allocation by the emerging plan and there are no policies of direct relevance to the principle of development in this location.

Statutory Duties and Relevant Legislation

- 4.9 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.10 Section 149 of the Equality Act 2010 requires that public authorities, in exercising their functions must, among other things, have due regard to the need to eliminate discrimination, advance equal opportunities and foster good relations.
- 4.11 The Town and Country Planning (Consultation) (England) Direction 2026, requires that where a local planning authority proposes to refuse an application for planning permission for development which includes the provision of 150 or more dwellings, the authority must consult the Secretary of State before determining the application.

5 RESPONSE TO CONSULTATIONS

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee	Position	Comment
Ramsey Town Council	Objections received 29.08.2025 09.01.2026 24.04.2026 30.09.2026	<i>Officer note: the below represents a summary of the objection. A full copy of the Town Council's comments is appended to this report):</i> • Only one point of vehicular access. • Highway safety. The local road system is already overwhelmed. • The HDC Land Availability Assessment found the site was not suitable for development. <i>Officer note: The HDC Land Availability Assessment (April 2025) is an evidence base document prepared to inform the Local Plan Update. It does not represent part of the development plan but can be afforded limited weight as a material consideration.</i> • Results in further coalescence of Ramsey and Bury harming the character, appearance and distinct identities of the settlements. Contrary to the aims of the Bury Village Neighbourhood Plan. <i>Officer note: the application site is not located within the administrative boundary of Bury Parish Council therefore the Bury Village Neighbourhood Plan (May 2021, Made Version) does not form part of the Development Plan for the determination of this application.</i> • Flood risk from surface water. • Lack of waste water capacity. • Represents over-development in an area where there is already a lack of infrastructure capacity, including community facilities - currently there is a lack of nursery provision with waiting lists in the local nurseries, school places at the Junior school at capacity and further funding would be required to increase the quantity of classes required and the Senior School extra provision places for the current school year is already

		oversubscribed. There was no NHS dentist provision available and the Doctor surgeries cannot meet residents expectations on being seen within an appropriate amount of time. The poor public transport system makes the ability of residents commuting to work difficult so own transport would be needed to commute putting further pressure on the movement of traffic at peak times.. • Overlooking and loss of privacy. • Noise and disturbance. • Contaminated land. • Loss or effect on trees. • Economic benefits overstated by applicant. • Contrary to the emerging Ramsey Neighbourhood Plan which identifies that the land needs to remain undeveloped to stop further coalescence between Bury Village and Ramsey Town. • Impacts on bats. • The Transport Assessment contains errors relating to speed limits
Bury Parish Council (consulted as neighbouring Parish)	Objections received 04.09.2025 20.01.2026 15.05.2026 21.09.2026	• Residents will be reliant upon existing facilities in Bury, including the primary school, road network and local services and infrastructure. Bury and Ramsey have experienced significant growth already and have a shortage of infrastructure including education and healthcare provision. • Highway safety and capacity concerns. • The proposed signalisation scheme has not been demonstrated to be safe or deliverable. • Conflicts with the Made Bury Village Neighbourhood Plan. <i>Officer note: the application site is not located within the administrative boundary of Bury Parish Council therefore the Bury Village Neighbourhood Plan (May 2021, Made Version) does not form part of the Development Plan for the determination of this application.</i> • The harm caused to the separation between Ramsey and Bury must be weighed against any benefits claimed.

		• The HDC Land Availability Assessment found the site was not suitable for development. <i>Officer note: The HDC Land Availability Assessment (April 2025) is an evidence base document prepared to inform the Local Plan Update. It does not represent part of the development plan but can be afforded limited weight as a material consideration.</i> • The plan included within the Applicant's document titled " Landscape & Visual Technical Note: Response to Consultation Feedback: 25/01382/OUT" is incorrectly labelled and should be corrected. <i>Officer note: The document and plan referred to is not for approval as part of the current application. The Council's Landscape Officer is satisfied that the document addresses the issues raised.</i> • Existing residents already experience flooding and issues associated with a lack of foul drainage capacity. The submission does not demonstrate a catchment wide understanding of the interconnected systems. • Give significant weight to the objection raised by the Middle Level Commissioners and Anglian Water. The proposal cannot comply with Local Plan Policy LP5. <i>Officer note: Anglian Water have withdrawn their previous objection in their response dated 07.07.26</i> • The Highway Safety Audit does not include personal injury data for Upwood Road. • High level of affordable housing provision reduces CIL receipts. <i>Officer note: the 40% affordable housing proposed is compliant with Local Plan Policy LP25.</i>
Active Travel England	No objection	Standing advice issued
Bedford Group of Drainage Boards	No comment	This site is outside the Board's district.
Anglian Water	No objection	Ramsey Waste Recycling Centre can accommodate the flows from the proposed

		growth. Ramsey Terminal Pumping Station has sufficient capacity to accommodate the additional flows associated within this development without creating a risk to the environment or to existing customers.
Natural England	No objection subject to appropriate mitigation being secured.	The proposed mitigation measures (1.1km circular walk that connects to the PRow and 37% of the site dedicated to green infrastructure) must be secured to mitigate impacts upon designated sites in the locality.
Environment Agency	No objection subject to a condition	A condition is recommended, securing the submission and approval of a detailed land contamination management strategy for unsuspected contamination during development works.
Cadent Gas	No objection	Informative recommended due to gas infrastructure within the area
Cambridgeshire Constabulary	No objection	Crime and incident data for the past 2 years indicate this to be an area of low/medium risk to crime. A condition is recommended to ensure that security and crime prevention measures are considered at the earliest opportunity and inform any future reserved matters application.
Cambridgeshire Fire Service	No objection subject to a condition	The existing proposed access is considered to be sufficient for the purpose of attending an emergency incident. This is based off prior existing single access developments within the county. The design of the internal roads, to ensure adequate access for fire appliances can be considered at reserved matters stage. A planning condition will be required to secure the provision of fire hydrants to be installed, for the purposes of providing water for firefighting.
CCC Definitive Maps Team (Rights of Way)	No objection subject to further details being secured.	It is noted that the primary access route is proposed to cross of over Public Footpath No. 9 with full details of this to be addressed in a subsequent application. The footpath must remain open and unobstructed at all times.
CCC Local Highway Authority (LHA)	No objection subject to conditions	The access from Stoneman Way is acceptable. The Stage 1 Road Safety Audit (RSA) for

Development Management Team		the off-site works has been reviewed by the Highway Development Team's road safety specialist, the Transport Assessment Team, and the Traffic Signals Team. No formal road safety problems were identified.
CCC Local Highway Authority (LHA) Transport Assessment Team	No objection subject to conditions	Conditions are recommended to ensure: • the provision and implementation of a Travel Plan; • resurfacing of the section of PRoW 190/9 to provide a connecting to Grenfell Road • Implementation of the proposed off-site pedestrian improvements • Implementation of the signalisation scheme of Biggin Lane/B1040 Bury Road junction
CCC Archaeology	No objection subject to a pre-commencement condition	A further programme of archaeological investigation can be secured by pre-commencement condition.
CCC Education, Libraries and Strategic Waste	Comments made	In light of the reduced quantum of development, CIL would apply. No financial contributions sought. <i>Officer note: Officers have carefully considered whether the LPA could reasonably seek S106 contributions, including a consideration of the relationship between the application site and the existing development to the north. For the reasons set out in this report, Officers judgement is that the LPA could not reasonably secure S106 contributions towards off-site education capacity in this instance.</i>
Cambridgeshire and Peterborough Integrated Care Board	Contributions sought	Mitigation is sought in the form of a financial contribution towards the capital cost of delivering the additional primary care floorspace required to serve residents of the new development <i>Officer note: Officers have carefully considered whether the LPA could reasonably seek S106 contributions, including a consideration of the relationship between the application site and the existing development to the north. For the</i>

		<i>reasons set out in this report, Officers judgement is that the LPA could not reasonably secure S106 contributions towards off-site healthcare capacity in this instance.</i>
East of England Ambulance Service	Contributions sought	In order to meet the additional needs for ambulance services and defibrillators associated with the additional population growth at the development location mitigation is sought through financial S106 contributions. Physical and mental health should be supported through the provision of adequate access to outdoor space, sufficient room sizes and adequate cycle parking. Sustainable drainage systems are welcomed and roads should be designed to support emergency service access.
Lead Local Flood Authority (LLFA)	No objection in principle subject to conditions.	The LLFA initially objected to the application, requesting further information on the condition of an offsite culverted watercourse to the north (proposed to be utilised for the discharge of surface water) and additional sustainable drainage features. The documents provided during the course of the planning application satisfactorily responded to the LLFAs requests. The LLFA subsequently confirmed that they are satisfied that surface water from the proposed development can be adequately managed and maintained.
HDC Affordable Housing Officer	No objection	The proposal as submitted confirms an intention to conform to Local Plan policies in respect of affordable housing. 40% affordable housing should be provided with the mix and tenure to be secured by condition and S106. All the homes should conform to m4(2) and a proportion as m4(3) will be required in accordance with LP25.
HDC Conservation Officer	No comment.	No heritage assets appear to be affected by this proposal.
HDC Environmental Health Officer (EHO)	No objection subject to conditions	Noise levels are considered to be acceptable with no mitigation necessary. Air quality impacts and land contamination risks are considered to be acceptable subject to conditions securing further investigation and a Construction Environment Management Plan.

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HDC Landscape Officer	No objection	The proposal does not amount to significant landscape or visual harm and is therefore acceptable from a landscape and visual perspective
HDC Play and Inspection Officer	No objection	The site should be looking to provide one LEAP and two LAPs. The principle of the proposed play provision is appropriate but at reserved matters stage, further consideration should be given to the location, enclosure and range of play experiences to ensure the spaces provide engaging and stimulating opportunities for children of different ages and abilities.
HDC Strategic Sports Development Officer	Contributions sought	An off-site S106 contribution towards formal outdoor sports provision in Ramsey is sought.
HDC Tree Officer	No objection subject to conditions	The impact of the development is likely to be low due to the agricultural nature of the site and the retention of the young belt of trees planted on the northwest corner of the site. Tree protection can be secured by condition and planting of large canopied, long lived, native trees should be encouraged.
HDC Urban Design Officer	No objection subject to conditions	The amendments received during the course of the application have addressed the previous concerns raised. The application is supported in design terms (including the reduced maximum quantum of development) subject to a condition requiring that future reserved matters applications are in accordance with the principles set out in the submitted parameter plans.
Place Services Ecology	No objection subject to conditions	The information provided is sufficient for determination of this outline planning application.
Middle Level Commissioners Internal Drainage Board	Objection.	The Middle Level Commissioners object to any major development with the potential to increase flooding within the Bury Brook catchment. Future developments within the Bury Brook sub-catchment must be considered in the decision-making process on a holistic basis. Ideally a hydraulic model, study and Drainage Strategy of the Bury Brook sub-catchment is required. In addition, a detailed study, hydraulic model and Drainage Strategy for The Slade sub-

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		catchment is required to advise on any impacts and suitable mitigation on water level management, flood risk and the aquatic environment. The Water Framework Directive (WFD) Assessment should be considered. <i>Officer note: Paragraphs 57.1-66.1 of this report address this objection. The information submitted in support of the application satisfies the tests of the development plan and national planning policy and guidance in relation to flood risks. The LLFA and HDC Officers are satisfied that the proposal will be safe for its lifetime and will not increase flood risk elsewhere.</i>
National Highways	No objection	This proposed development is remote from the Strategic Road Network (SRN). Therefore it is considered unlikely that the development would have a negative impact upon the SRN.

Officer note: no response was received from the following consultees: National Grid Plant.

RESPONSE TO PUBLICITY

- 6.1 At the time of preparing this report, 230 neighbour representations have been received from 146 unique addresses (228no. objections, 1no. neutral representation, 1no. supporting representation), raising the following summarised points. Officer notes are *italicised* for explanation where necessary.

Infrastructure capacity

- Local schools (primary and secondary) are already at or near capacity; no plans for expansion or new provision.
- Nursery places have long waiting lists; childcare facilities are insufficient.
- GP surgeries and NHS dentists are overstretched; reports of long waits and lack of NHS dental provision.
- No additional healthcare, education, or community facilities proposed alongside the development.
- Lack of local employment opportunities; most residents commute by car due to poor public transport.
- Existing leisure facilities and community amenities are inadequate; concerns about no new shops or services being included.
- Previous promises of infrastructure improvements on other new development sites (e.g. parks, employment sites) have not materialised.
- There is no local police station and the police are already overstretched. Additional residents will make this worse.

Highways and Access

- Single proposed access via Stoneman Way and Biggin Lane is considered unsafe and inadequate.
- Stoneman Way is narrow, with blind bends and on-street parking restricting emergency vehicle access. Not suitable for construction vehicles and refuse collection trucks.
- Biggin Lane and surrounding roads are in poor condition, damaged by previous construction traffic. This makes access for refuse vehicles and emergency vehicles difficult.
- Junction at Biggin Lane/B1040 is already congested and dangerous; proposed traffic lights or signals may make congestion worse in peak times. Risk of increased use of “rat runs” through residential streets.
- Increased traffic will worsen congestion in Ramsey town centre and surrounding routes.
- Lack of safe pedestrian and cycle infrastructure; poor public transport means car dependency will rise.
- Calls for a second access point (e.g. via Longland Crescent or RAF Upwood).
- Residents expressed concerns about prolonged noise, dust, and disruption during building works.

Flood Risk and Drainage

- Site and surrounding areas have experienced flooding after heavy rainfall, including front and rear gardens of existing properties in the area.
- Concerns that replacing permeable farmland with housing will increase surface water runoff.
- Residents note that Anglian Water states existing sewerage and drainage systems cannot cope with additional load.
- Low water pressure and previous drainage failures reported in nearby estates.
Officer note: Anglian Water have not raised any concerns regarding water pressure as part of their comments on this application. Officers have no evidence to suggest that the proposal would have an impact upon the water pressure of existing dwellings in the area.
- Risk of overwhelming existing flood defences and attenuation ponds during heavy rainfall.
- The site is on a floodplain/heavy clay which is not self draining.
Officer note: Environment Agency mapping confirms there is no land classified as ‘functional floodplain’ within the application site.

Environmental and Character Impact

- Loss of high-grade agricultural land used for crops.
- Loss of green space used for walking and recreation.
Officer note: whilst a PRow runs along the northern edge of the site, the remainder of the application site is in private ownership and is not subject to any open access or permissive access arrangements.

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- Threat to wildlife habitats (bats, hedgehogs, protected newts, birds), biodiversity and mature hedgerows/trees.
- Development would erode the rural character of Ramsey and Bury, creating urban sprawl.
- Visual impact on countryside and settlement break between Ramsey and Bury, contrary to local and national policy.
- Loss of community identity of Ramsey as a rural market town.
- Increased noise, dust, and air pollution during construction and from additional traffic.
- No bat surveys completed.
- Impacts on conservation area.
Officer note: the application is not located within a conservation area. Ramsey conservation area is located circa 0.2km from the site.
- 2 and a half storey development will be out of character with surrounding development.
- Does not meet statutory BNG requirements.

Social Impacts

- Fear of rising crime and antisocial behaviour linked to high proportion of social housing (40% proposed affordable housing).
Officer note: The provision of 40% affordable housing is compliant with Local Plan Policy LP25.
- Loss of privacy.
- Residents report previous developments have already caused stress, health issues, and property value concerns.
Officer note: property values are not a material planning consideration.

Planning Policy

- The proposal conflicts with:
 - Ramsey Communities Neighbourhood Plan
 - Bury Neighbourhood Plan – protects settlement break between Ramsey and Bury. Concerns with amalgamation with development at RAF Upwood
Officer note: The site is immediately adjacent to but entirely outside of the administrative boundary of Bury Parish Council. The policies of Bury Village Neighbourhood Plan cannot apply directly to this application as part of the Development Plan.
 - Huntingdonshire Local Plan – particularly in relation to infrastructure delivery (LP4), waste water management (LP 6), Spatial Planning Areas (LP7), agricultural land (LP10), sustainable travel (LP17), and protection of countryside (LP10). Enough housing has been delivered in Ramsey to meet needs already.
 - National Planning Policy Framework (NPPF) – mandates sustainable development, safe access, flood risk mitigation, biodiversity protection, and up-to-date evidence base.
- Huntingdonshire District Council's Land Availability Assessment previously deemed the site "not appropriate for development."

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Officer note: the Land Availability Assessment forms part of the evidence base for the emerging Local Plan. It does not represent planning policy. The results of the Land Availability Assessment may be afforded limited weight as a material consideration.

- The proposal doesn't contain employment uses or shops as encouraged by Huntingdonshire District Council's "A vision for Ramsey" June 2023.

Officer note: this vision document has not been subject to public consultation and has not been adopted as part of the development plan. Very limited weight can be afforded to it as a material consideration.

- 6.2 Full copies of all comments received can be viewed on [Public Access](#).

6 APPRAISAL

- 6.1 When determining planning applications, it is necessary to establish what weight should be given to development plan policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

- 6.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within Paragraph 3 of the NPPF (2026). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

- 6.3 In Huntingdonshire the Development Plan (relevant to this application) consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- Made Neighbourhood Plans

Officer note: As set out above there are no policies within the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) which are of relevance to this application. As previously discussed, the Bury Neighbourhood Plan does not form part of the development plan for this planning application.

- 6.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J.
- 6.5 Whilst accepting that the NPPF (2026) does not change the statutory status of the Development Plan, paragraphs 1 and 3 of the NPPF confirms that the national decision-making policies (NDMPs) within the NPPF are a material consideration of critical importance and should be read alongside the policies in

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the development plan. Paragraph 2, Annex A of the NPPF confirms that where development plan policies (or parts of those policies) are materially inconsistent with the NDMPs, they should be given “very limited weight”, unless they have been examined and adopted or made against the NPPF 2026.

6.6 The main issues to consider in the determination of this application are:

- Principle of Development
- Landscape character and settlement coalescence
- Design considerations
- Access, highway and transport Impacts
- Drainage and Flood Risk
- Ecology and Biodiversity
- Trees
- Heritage Impacts
- Residential amenity
- Contamination and ground pollution risks
- Housing needs (including affordable)
- Other Matters
- Financial considerations and contributions
- Planning balance

Principle of Development

Development Plan Policies:

Local Plan Policies LP2 and LP7 (Spatial Planning Areas) and Ramsey Communities Neighbourhood Plan Policies 1 and 2

6.7 The application site is located on the edge of Ramsey. Policy LP2 of the Huntingdonshire Local Plan to 2036 sets out the overarching development strategy for Huntingdonshire through the plan period. Ramsey including Bury is identified as one of four ‘Spatial Planning Areas’, which represent the most sustainable centres for development. Approximately three quarters of the objectively assessed need for housing identified by the Local Plan to 2036 is directed to the four spatial planning areas.

6.8 Ramsey therefore represents one of the more sustainable locations for residential development within Huntingdonshire, albeit the application site is not allocated for development by the Local Plan to 2036 or the Ramsey Communities Neighbourhood Plan (Submission draft April 2026)

Officer note: The Ramsey Communities Neighbourhood Plan does not contain any allocations for development.

6.9 Local Plan Policy LP7 supports development proposals for housing development on unallocated sites within a Spatial Planning Area where it is appropriately located within a built-up-area. The built-up area is defined as a distinct group of 30 or more homes. Land which relates more to the group of

buildings rather than to the surrounding countryside is also considered to form part of the built-up area.

- 6.10 Policy 1 of the Ramsey Communities Neighbourhood Plan (Submission Draft April 2026) defines a settlement boundary of Ramsey (town), which reflects the built-up area. The application is located adjacent to the defined settlement boundary (as illustrated on Map 4a of the Neighbourhood Plan, April 2026).
- 6.11 Based on the settlement boundary defined by the Ramsey Communities Neighbourhood Plan, the application site is therefore undeveloped land adjacent to but outside the built-up area of Ramsey. For the purposes of the Huntingdonshire Local Plan to 2036 and the Ramsey Communities Neighbourhood Plan (Submission Draft April 2026) the application site is located within the open countryside.
- 6.12 Local Plan Policy LP7 is silent on development proposed outside of the built-up area. Local Plan Policies LP10 and LP28 (considered below) apply to land within the countryside.
- 6.13 Policy 1 of the Ramsey Communities Neighbourhood Plan (Submission Draft April 2026), as recommended for modification by the Examiner, states that “Development of land outside the settlement boundary or not well related to the settlement boundary should be determined in accordance with the relevant Local Plan and Neighbourhood Plan policies”.
- 6.14 There are no other Neighbourhood Plan policies which go to the heart of the principle of development. Policy 2 of the Ramsey Communities Neighbourhood Plan (Submission Draft April 2026), identifies the application site as a ‘Protected Settlement Break’. This Policy does not prohibit development of the application site in principle, subject to proposals for built development retaining spatial, physical and visual separation between Ramsey and Bury (a matter considered in detail below under Landscape impacts). As identified above, Local Plan policies LP10 and LP28 apply to land within the countryside and are assessed below.
- 6.15 The principle of development is not therefore supported by Local Plan policies LP2 or LP7 or Neighbourhood Plan Policy 1, however these policies pre-date the NPPF 2026 / were not examined against the Framework. Whilst the overall aim of these development policies does not conflict with the NPPF 2026 and they do not themselves impose restrictions on development outside of a settlement, they do not reflect the NPPF 2026’s presumption in favour of sustainable development.
- 6.16 NDMP S3 of the NPPF 2026 is clear that decisions on development proposals should apply a presumption in favour of sustainable development, which for proposals located outside a settlement means that NDMP S5 should be applied. NDMP S3 and S5 are a material consideration of critical importance which must be taken in account in decision making. An assessment against NDMP S5 is undertaken below.

Local Plan Policies LP28 (Rural Exceptions) and LP10 (agricultural land quality)

- 6.17 Local Plan policy LP10 restricts opportunities for development in the countryside to those that are provided for in other policies within the Local Plan. This policy pre-dates the NPPF 2026 and therefore does not acknowledge the opportunities provided for by NDMP S3 and S5 (considered below).
- 6.18 The only Local Plan policy which supports a proposal for housing on a site outside of, but well related to, the built-up area is Policy LP28 (Rural Exceptions Housing). The current proposal includes 40% affordable housing and does not qualify as a rural exceptions housing site.
- 6.19 Local Plan Policy LP10 also states that all development in the countryside must seek to use land of lower agricultural value in preference to land of higher agricultural value, avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible and avoiding Grade 1 land unless there are exceptional circumstances.
- 6.20 The Natural England Agricultural Land Classification (ALC) defines the Best and Most Versatile (BMV) agricultural land as Grades 1, 2 and 3a with lower grade land included in Grades 3b, and 4, defined by wetness and gradient of the land.
- 6.21 NDMP N2 of the NPPF (2026) states that development proposals should “Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible”.
- 6.22 According to Natural England’s ‘Post 1988 agricultural Land Classification’ data, the application site is mainly Grade 3b agricultural land (approximately 6ha), with a small element of Grade 3a agricultural land (approximately 3ha). Notably, pre-1988 the land was classified as non-agricultural, due to its associated use with RAF Upwood
- 6.23 According to the Predictive Agricultural Land Classification Map for England (April 2026), the site is largely Grade 3a agricultural land.
- 6.24 Contrary to Local Plan Policy LP10, based on the latest available data (the Predictive Agricultural Land Classification Map for England), the proposed development will result in the irreversible loss of best and most versatile (BMV) agricultural land (approximately 9ha) having regard to the Predictive Agricultural Land Classification Map which would be the worst-case scenario of the data sets referenced above. However, Local Plan Policy LP10 is more restrictive than NDMP N2 and Annex A of the NPPF is clear that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight.

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- 6.25 NDMP N2 of the NPPF (2026) does not prohibit the use of BMV land, it simply requires decision makers to take agricultural land quality into account and direct significant development to poorer quality land where possible.
- 6.26 The loss of approximately 9ha of BMV agricultural land is not significant, having regard to the overall proportion of BMV land within the district, and would not materially impact UK food production/security.
- 6.27 On this basis, the principle of development is not considered to conflict with NDMP N2 and the conflict arising with Local Plan Policy LP10 can be afforded very limited weight. Nevertheless, the loss of BMV is in itself an arising harm which must still be weighed against the benefits of the proposal in the overall planning balance.

NDMP S5

- 6.28 As established above, the application site lies outside the settlement boundary for Ramsey, as defined by Policy 1 of the Ramsey Communities Neighbourhood Plan (Submission Version, April 2026).
- 6.29 NDMP S5 contains a list of certain forms of development which should be approved outside settlements, “unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework”.
- 6.30 NDMP S5(1)(j) applies to development addressing an evidenced unmet need. For housing, the policy expressly recognises the absence of a five-year supply of deliverable housing sites as such evidence.
- 6.31 As noted above at paragraph 4.7, HDC cannot currently demonstrate a five-year supply of deliverable housing sites. The proposal for up to 199 dwellings would therefore address an evidenced unmet need for the purposes of NDMP S5(1)(j).
- 6.32 S5(1)(j)(i) also requires the development to be physically well related to an existing settlement and of a scale which can be accommodated, taking account of existing or proposed infrastructure. These are matters of planning judgment.
- 6.33 The application site is located adjacent to the built-up area of Ramsey. It is surrounded by existing development on three sides and benefits from an existing PRow which provides direct pedestrian links to the existing built-up area to the east and north, as well as links to the wider PRow network to the west.
- 6.34 Facilities and services within Ramsey can be accessed from the site by walking and cycling, including Bury C of E School (circa 11 minute walk) and Ramsey town centre (circa 25 minute walk). Ramsey also benefits from bus services to Peterborough, St Ives and Huntingdon and there are bus stops within walking distance of the site.

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- 6.35 Local resident comments about the sustainability of the site, noting cuts to local bus services and inadequate cycling and pedestrian routes are noted. However, as recognised by the spatial strategy of the Local Plan to 2036, Ramsey represents one of the most sustainable locations for housing development in Huntingdonshire district.
- 6.36 The proposal includes adequate on-site green spaces, including children's play and financial contributions can be secured towards off-site provision of outdoor sports facilities and allotments.
- 6.37 The Integrated Care Board (ICB) and Local Education Authority have advised that existing healthcare and education capacity within the area are under pressure and the ICB have requested financial contributions towards additional provision. The ICB has advised that, in the absence of such mitigation, the development would conflict with local and national planning policy.
- 6.38 Officers have carefully considered these comments and the comments from the Town/Parish Council and local residents about a lack of local infrastructure capacity. However, the application proposes 199 dwellings and therefore falls below the threshold at which the Council's adopted Developer Contributions SPD provides for the securing of bespoke Section 106 contributions towards strategic infrastructure such as healthcare and education.
- 6.39 Whilst the consultees identify existing capacity constraints, no specific local education or healthcare project has been identified which would be funded through a planning obligation in this case, nor has evidence been provided to demonstrate that the impacts arising from the development would be so significant that the proposal could not be accommodated. The development will be liable for CIL payments in accordance with the Council's adopted Charging Schedule, and infrastructure providers are able to seek CIL funding for projects necessary to address growth-related demands.
- 6.40 In these circumstances, Officers consider that there is insufficient evidence to conclude that the proposal is of a scale that cannot be accommodated having regard to existing or proposed infrastructure. To conclude otherwise would effectively require S106 contributions from a development that falls below the threshold established by the Council's adopted Developer Contributions SPD and undermine the council's established strategy for developer contributions.
- 6.41 Taking all matters into account, Officers are satisfied that the proposal is physically well-related to the settlement and of a scale capable of being accommodated having regard to existing and planned infrastructure and therefore complies with NDMP S5(1)(j)(i) in this regard.
- 6.42 As the requirements of S5(1)(j)(i) are therefore considered to be satisfied, NDMP S5(1) directs that the proposal should be approved unless the benefits would be substantially outweighed by adverse effects, assessed against the national decision-making policies.

- 6.43 NDMP S5 (2) of the NPPF clarifies that the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.
- 6.44 The remainder of this report assesses the proposals against the relevant development plan policies, national decision making policies and any other material considerations before coming to a conclusion about whether the benefits of the proposal would be substantially outweighed by any adverse effects.

Landscape Character and Settlement Coalescence

- 6.45 Local Plan Policy LP11 requires development proposals to respond positively to their context and draw inspiration from the key characteristics of their surroundings. In doing so, regard should be had to the guidance contained within the Huntingdonshire Landscape and Townscape Assessment SPD.
- 6.46 Policy 2 of the Ramsey Communities Neighbourhood Plan (Submission Version, April 2026) identifies the application site within a protected settlement break intended to prevent the coalescence of Ramsey and Bury. It states built development within the settlement break will not be supported unless it can be demonstrated that the purpose of preventing coalescence and retaining spatial, physical and visual separation between Ramsey and Bury is secured.
- 6.47 The Examiner's Report for the Ramsey Communities Neighbourhood Plan (25 August 2026) proposed no modifications to Policy 2 and confirmed that settlement breaks are distinct from Local Green Space designations, noting that settlement breaks seek to maintain the physical and visual separation of settlements and prevent coalescence, whereas Local Green Space designations protect land that is demonstrably special to the local community.
- 6.48 NDMP HC8 (Local Green Space) of the NPPF (2026) is therefore not relevant to the determination of this application. There is no specific national decision-making policy within the NPPF (2026) relating to settlement coalescence; however, NDMP DP3 requires development to respond positively to its context and contribute towards maintaining a strong sense of place.
- 6.49 The application is accompanied by a Landscape Baseline Report, Landscape and Visual Impact Assessment (LVIA) and Landscape and Visual Technical Note.
- 6.50 Settlement coalescence (the merging or narrowing of physical and visual gaps between distinct towns or villages) is a core consideration when making an overall assessment of the landscape and visual impacts of a proposed development. Settlement coalescence is therefore relevant to the assessment

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of compliance with Local Plan Policy LP11, the Huntingdonshire Landscape and Townscape SPD and Policy 2 of the Ramsey Communities Neighbourhood Plan.

Landscape and Settlement Character Baseline

- 6.51 The application site comprises agricultural land on the south-western edge of Ramsey, although it was previously used in association with RAF Upwood. Internal vegetation is limited, however recent shelterbelt planting in the north-west corner provides a defensible edge and some screening from the open countryside to the west.
- 6.52 The site lies within the Central Claylands Character Area as defined by the Huntingdonshire Landscape and Townscape SPD (2022). However, it occupies a transitional edge-of-settlement location immediately adjoining the Western Ramsey, Bury Owls End and RAF Upwood Character Areas. Consequently, the site's character is influenced as much by adjoining urban development and the former RAF Upwood land as by the wider rural landscape.
- 6.53 The site lies wholly within the administrative boundary of Ramsey Town Council, although its eastern and north-eastern boundaries adjoin Bury Parish Council.
- 6.54 The application site is not proposed for allocation in the Preferred Options Draft Huntingdonshire Local Plan to 2046 (October 2025). However, land immediately to the south and south-west is proposed for allocation as part of RAF Upwood Phases 3 and 4 for mixed-use development comprising residential, commercial and open-space uses.

Impacts on Landscape Character and Settlement Coalescence

- 6.55 As referred to, the site occupies a transitional location on the edge of Ramsey and is influenced by existing residential development to the north and east and the former RAF Upwood land to the south. Whilst the proposal would inevitably alter the character of the application site itself through the loss of agricultural land, the Council's Landscape Officer considers that the wider effects on landscape character would be limited and capable of effective mitigation through the proposed corridor of open space around the site perimeter, including retention of the shelter belt planting and enhanced green infrastructure alongside the existing public right of way and a new circular walking route.
- 6.56 The site lies immediately adjacent to Bury Parish to the east and land proposed for allocation as part of RAF Upwood Phases 3 and 4 lies immediately to the south, extending into Bury. Accordingly, the site occupies an area where concerns regarding coalescence between Ramsey and Bury have been identified through the Ramsey Communities Neighbourhood Plan, the Council's Housing Land Availability Assessment and representations from Ramsey Town Council, Bury Parish Council and neighbouring residents.

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- 6.57 The Council's Landscape Officer accepted the methodology and conclusions of the LVIA in relation to landscape character and visual impacts but considered that settlement coalescence had not been assessed in sufficient detail within the original application submission (settlement coalescence is a key consideration in terms of overall landscape impacts). In response, the applicant submitted a Landscape and Visual Technical Note which specifically considered the contribution made by the site towards the separation of Ramsey and Bury.
- 6.58 The Technical Note concludes that Ramsey and Bury are already experienced as a continuous urban area, particularly following the development of Cromwell Fields (Allison Homes) immediately east of the application site. It also concludes that the site has a stronger visual and functional relationship with surrounding residential development and RAF Upwood than with the wider open countryside and that the effects upon settlement character can be effectively mitigated through a landscape-led approach and structural planting.
- 6.59 The Council's Landscape Officer broadly agrees with those conclusions. Whilst in plan form the application site forms part of an undeveloped area between Ramsey and Bury, the built form is experienced as contiguous when travelling along Upwood Road/Bury Road (it is not possible to visually decipher where the built form of one settlement ends and the other begins). The contribution made by the site towards the perception of separation is therefore limited primarily to localised views from PRoW No. 9 and existing residential development immediately adjoining the application site.
- 6.60 The submitted Parameter Plan includes substantial undeveloped landscape corridors along both the eastern and southern boundaries of the site. The eastern corridor varies between approximately 28.8m and 42.4m in width whilst the southern corridor provides a minimum setback of approximately 12m, albeit is significantly wider in places. Furthermore, any future development of RAF Upwood to the south could reasonably be expected to incorporate complementary landscape buffers along its northern boundary consistent with the requirements of the emerging draft allocation policy. Alternatively, should the RAF Upwood land not come forward for development, it would continue to provide a substantial area of open land immediately south of the application site.
- 6.61 The Council's Landscape Officer advises that the proposed landscape buffers to the east and south are wide enough to accommodate structural landscaping sufficient to maintain a degree of physical, spatial and visual separation between built development associated with Ramsey and Bury. Overall, once mitigation planting has established the Council's Landscape Officer concludes that the level of landscape harm arising from the proposal, including settlement coalescence effects, would be low.
- 6.62 Officers have no reason to disagree with this conclusion and, subject to the proposed mitigation being secured through planning conditions and compliance with the approved Parameter Plan, consider the proposal would respond positively to its landscape context and would not result in unacceptable harm to the landscape character or visual amenity. On this basis the proposal is

considered to comply with the objectives of Local Plan Policy LP11 and NDMP DP3.

- 6.63 It is recognised, however, that the Ramsey Communities Neighbourhood Plan Examiner reached a different conclusion when considering the effectiveness of landscaping in preventing coalescence. In the Examiner's view (paragraph 4.17 of the Examiners Report dated 25 August 2026): *"Although the landscape buffer envisaged by the District Council could go some way to achieve visual separation, it would do nothing to prevent coalescence and achieve separation from the western fringe of Bury in the vicinity of the Longland Crescent area. The overall objective of Policy 2 would not be met."* That conclusion is noted. However, the Examiner's role was to assess whether the Neighbourhood Plan met the Basic Conditions, rather than undertaking a detailed assessment of the planning merits of the current application.
- 6.64 Officers observe that the submitted Parameter Plan includes a substantial landscape corridor along the eastern boundary of the site which would provide physical separation from the existing development within Bury Parish. Given that the Neighbourhood Plan Examiner accepted that a landscape buffer along the southern boundary could contribute towards visual separation in that direction, it is not clear why a similar conclusion was not reached in relation to the eastern boundary where an equivalent, and in places wider, landscaped corridor is proposed. The Examiner's Report does not indicate the extent to which the submitted Parameter Plan informed that conclusion.
- 6.65 Notwithstanding the above, Officers accept that the proposal would result in the erosion of the undeveloped land designated as a settlement break by Policy 2 of the Ramsey Communities Neighbourhood Plan (Submission Version, April 2026).
- 6.66 Accordingly, notwithstanding the proposed mitigation and the Landscape Officer's conclusion that the residual harm would be low, the proposal is considered to conflict with Policy 2 because built development is proposed within land designated as a protected settlement break.
- 6.67 It is therefore necessary to consider the weight to be afforded to that conflict.

Conflict with Ramsey Communities Neighbourhood Plan Policy 2

- 6.68 The Ramsey Communities Neighbourhood Plan was examined against the NPPF (2024) as opposed to the NPPF (2026) and its associated National Development Management Policies.
- 6.69 Annex A, paragraph 2 of the NPPF (2026) states that where development plan policies have not been examined and adopted against the current Framework, policies which are materially inconsistent with national decision-making policies should be afforded very limited weight.

- 6.70 Officers have therefore considered whether Neighbourhood Plan Policy 2 is materially inconsistent with NDMP S5(1)(j) (an assessment of the proposal against NDMP S5(1)(j) was considered in preceding sections of this report).
- 6.71 NDMP S5 permits certain forms of development outside settlements, subject to the application of the presumption in favour of sustainable development. Neighbourhood Plan Policy 2 imposes an additional restriction by preventing development unless its objectives relating to coalescence and separation are secured. Policy 2 is silent in terms of the balancing exercise required by NDMP S5.
- 6.72 Whilst there are no decision-making policies within the NPPF which relate to settlement gaps or breaks, there is a plan making policy (S2) which allows for development plan policies to identify land which should be protected or enhanced for specific purposes. This includes:
- “Land that is protected or proposed to be enhanced for specific purposes (such as habitat improvement) and which places limits on whether development proposals may be acceptable or where specific policies apply. Designations and associated policies to safeguard gaps between settlements should be used only where they are necessary to maintain the separate identities of the settlements and their physical separation, should be no larger than needed to achieve this aim, and should not apply to land in the Green Belt.”*
- 6.73 In principle, the allocation of a settlement gap is not therefore considered to be materially inconsistent with the NPPF. NDMP S5 and S2 can operate together. However, it is necessary to consider if the settlement gap is “necessary to maintain the separate identities of the settlements and their physical separation” and whether the gap is “no larger than needed to achieve this aim”. This is a matter of planning judgement and Officers have approached this as two separate questions.
- 6.74 Officers accept that, even though existing development has already eroded the degree of separation elsewhere, the undeveloped eastern edge of the application site currently contributes to the perception that Bury and Ramsey remain distinct in this location (as viewed from adjacent development/the PRoW). In many cases the purpose of a settlement gap policy is to prevent the final stages of coalescence. It is accepted that there is a credible planning basis for concluding that some form of settlement gap designation is justified and is consistent with National Plan Making Policy S2 of the NPPF (2026) (but noting that this is a plan-making policy and not a decision-making policy).
- 6.75 In coming to a judgement on whether the gap is “*no larger than needed to achieve this aim*”, it is necessary to consider what width of undeveloped land is required to maintain a meaningful visual, physical and spatial break. This was discussed with the Council’s Landscape Officer who verbally offered advice as follows:

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- the site's contribution to separation has already been diminished by surrounding development;
- there is no prescribed minimum width for a settlement break;
- the landscape belt proposed by the Parameter Plan to the east of the developable area would be capable of functioning as a settlement break;
- users of the public right of way and wider landscape would continue to perceive a substantial separation between built form in Bury and Ramsey; and
- the overall resulting landscape harm would be low.

6.76 On this basis there is a credible argument that the extent of the designated settlement break in the Neighbourhood Plan may exceed what is strictly necessary to maintain the separate identity and physical separation of the two settlements. However, as Policy S2 of the NPPF (2026) is a plan making (as opposed to decision making) policy, it is not considered that conflict with Policy S2 would trigger paragraph 2 of Annex A of the NPPF which explicitly refers solely to “*national decision-making policies*”.

6.77 Officer's view is that Neighbourhood Plan Policy 2 is not materially inconsistent with the NPPF 2026. However, it is not accepted that the entirety of the designated area is required to satisfy the overall aims of Neighbourhood Plan Policy 2. On the basis that the current proposal would retain a physical, visual and spatial separation between the two settlements, the degree of conflict arising with Neighbourhood Plan Policy 2 is limited.

6.78 Furthermore, Officers note that NDMP S6 of the NPPF applies enhanced weight to neighbourhood plan policies where they are less than 5 years old and the neighbourhood plan contains allocations to meet its identified housing requirement. The Ramsey Communities Neighbourhood Plan contains no housing allocations. In such circumstances, the NPPF is clear that adverse effects arising from conflict with a neighbourhood plan policy are unlikely to substantially outweigh the benefits of approving development. This would apply even in the event that the conflict with Policy 2 of the Neighbourhood Plan was afforded full weight.

6.79 For these reasons, Officers conclude that whilst the proposal conflicts with the overall objective of Policy 2 of the Ramsey Communities Neighbourhood Plan and gives rise to a low level of residual landscape and settlement character harm (including harm arising from settlement coalescence), the degree of weight which may be afforded to this policy conflict and associated harm are insufficient to justify refusal of planning permission on this basis alone. The identified conflict with the Neighbourhood Plan and the low level of landscape harm arising nevertheless remains an adverse effect and attracts weight against the proposal in the overall planning balance.

Design considerations

6.80 Policy LP11 of the Huntingdonshire Local Plan to 2036 requires new development to respond positively to its context. Policy LP12 requires new

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development to contribute positively to the area's character and identity and to successfully integrate with adjoining buildings.

- 6.81 NDMP L3 of the NPPF requires that outside of settlements, development footprints should make the best use of a sites development potential, taking into account the policies in the Framework.
- 6.82 NDMP D3 sets out key design principles and advises that development proposals should be refused, if without clear justification they conflict with relevant aspects of the design principles. Substantial weight should be given to compliance with relevant development plan policies when assessing design quality.
- 6.83 As previously highlighted, this application is for outline consent with matters relating to appearance; landscaping; layout; and scale being reserved for future applications.
- 6.84 Nevertheless, the application is accompanied by an Illustrative Masterplan which demonstrates how 199 dwellings could be accommodated on the site and three Parameter Plans relating to: Land use and Movement; Landscape; and Urban Design.
- 6.85 The Council's Urban Design Officer was consulted on the application and provided comments which have been addressed by the applicant through amendments being made to the submitted Parameter Plans. This included increasing the depth of the open space proposed within the south west corner of the site to create a softer landscape edge.
- 6.86 The indicative Illustrative Masterplan shows the proposed housing grouped into a series of small perimeter blocks formed by connected conventional streets and shared surface streets. This creates a series of loop roads and outward facing development fronting the northern, eastern, southern and western edges and avoids cul-de-sacs. This approach is very much supported in urban design terms as it improves access and permeability through the site.
- 6.87 The Parameter Plans, as amended, demonstrate:
- A net developable area of approximately 5.9ha. 199 dwellings would create a net density of approximately 33.6dph and a gross density of 21.9dph. This is consistent with the DWH Ramsey Park development to the north.
 - The alignment of the primary road. This follows an existing gas main. Notwithstanding the easements associated with the gas main, there is scope to provide a grass verge and planting either side of the primary street as shown on the Parameter Plans (and illustrated within the DAS Addendum).
 - Continuous open space is to be provided around the perimeter of the site, providing recreational opportunities, including a 1.1km circular leisure walk and opportunities for structural landscaping which will help to screen the proposed development.

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- Three different character areas within the developable area comprising a 'Rural Edge Character Area', Primary/Village Street Character Area' and 'Main Character Area'. The key characteristics of these Character Areas is expanded upon by the DAS Addendum.
- Dwelling heights of up to 2.5 storeys (up to 11m ridge line as per existing development to the north) across the developable area, however this will be limited to 2 storeys (up to 9m ridge line) within the Rural Edge Character Area (development facing westwards towards the wider countryside).
- Frontage development around the perimeter of the developable area, so as to create outward looking development which provides natural surveillance over the proposed open space and avoiding the need for cul-de-sacs;
- Two Public Realm Spaces within the developable area, including at least one play area.
- Locations for landmark buildings;
- Potential for a second point of vehicular access, and two pedestrian accesses, to the south in the event that the RAF Upwood site comes forward for development (and subject to agreement with the relevant landowners).
- Potential for a second point of pedestrian access to the east, into Longland Crescent (subject to agreement with the relevant landowners).

- 6.88 It is noted that the upper quantum of development was reduced during the consideration of this application from 220 dwelling to 199 dwellings. In terms of design and corresponding density, this reduction is considered modest and acceptable on the basis that It will assist in reinforcing the design principles established within the Urban Design Parameter Plan and Design and Access Statement, and will support a more successful integration of the development into its wider setting by further softening the site's southern and western edges. The reduced quantum of development also contributes positively to the creation of a 'soft edge' to this part of Ramsey.
- 6.89 On this basis, the proposal is considered to still make effective use of the land, in accordance with NDMP L3 of the NPPF.
- 6.90 Officers are satisfied that a scheme of up to 199 dwellings could be achieved on the site and the Parameter Plans provide a suitable framework within which more detailed design proposals can be generated at reserved matters stage to satisfy the design principle set out by NDMP DP3. A condition is recommended to ensure reserved matters applications follow the design principles set out in the Parameter Plans.
- 6.91 The Council's Urban Design Officer supports the proposals and subject to conditions, the proposal complies with Local Plan Policies LP11 and LP12. In accordance with NDMP SP3 of the NPPF, compliance with relevant development plan policies when assessing design quality is a matter to be afforded substantial weight in the overall planning balance.

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Access, highway and transport Impacts

- 6.92 Local Plan Policy LP16 seeks to promote sustainable travel by requiring development to maximise opportunities for walking, cycling and public transport, provide safe access, protect or enhance public rights of way, and ensure that transport impacts are appropriately assessed and mitigated without resulting in severe residual cumulative impacts. Policy LP17 requires development to provide safe access, adequate vehicle and cycle parking, and sufficient space for vehicle movements, having regard to accessibility, user needs, amenity and highway safety, whilst encouraging cycle parking and facilities for cyclists.
- 6.93 Policy 8 of the Ramsey Communities Neighbourhood Plan requires proposals to demonstrate how opportunities for the use of sustainable modes of transport are maximised and ensure accessibility to existing public transport and community transport provision. Policy 9 supports proposals where they would not adversely affect the local highway network and development should incorporate adequate provision for parking and storage and collection of refuse bins.
- 6.94 NDMP (NPPF, 2026) TR3, TR4 and TR6 seek to ensure development is located in sustainable locations, designed to prioritise active and sustainable travel, and supported by appropriate transport evidence demonstrating that it would not result in severe transport or highway safety impacts.
- 6.95 The application was supported by a Transport Assessment and several Transport Technical Notes prepared in response to comments provided by the Highway Authority.

Point of access from Stoneman Way

- 6.96 A single point of vehicular access is proposed into the northern boundary of the application site, via Stoneman Way.
- 6.97 The Highway Authority initially objected to the proposal being accessed solely from Stoneman Way which already serves 70 dwellings. However, following receipt of comments from Cambridgeshire Fire and Rescue Service which advised that the proposed access would be sufficient for attending an emergency incident, the Highway Authority removed their objection and their request for a secondary point of access.
- 6.98 The Highway Authority confirmed that the access dimensions meet their requirements for the total number of dwellings.
- 6.99 The Parameter Plans indicate pedestrian connections to Longland Crescent and RAF Upwood and a potential vehicular access to RAF Upwood. These connections to RAF Upwood would need to be assessed further if the adjacent landowners are in agreement and the site comes forward for development in the future.

- 6.100 The Highway Authority advised that they will not adopt SUDS features or trees in a linear length of verge, as indicated on the illustrative Masterplan. However, these are matters for review as part of a subsequent reserved matters application.
- 6.101 The access arrangements from Stoneman Way, which are to be approved at outline stage, are considered to be acceptable against the aims of relevant development plan policies and the NPPF (2026). This is a matter to be afforded neutral weight in the overall planning balance.

Highway Impacts and Active Travel

- 6.102 NDMP TR6(4) of the NPPF states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.
- 6.103 As a result of detailed discussions with the Highway Authority during the course of this application, a scheme for the signalisation of the junction of Biggin Lane and Bury Road has been agreed between the applicant and the Highway Authority. As the land required to deliver the signalisation scheme is all within highway land, these are proposed as off-site works to be secured by condition and a separate S278 agreement.
- 6.104 Whilst local residents concerns about the safety of the proposed signalisation are noted (including the assumptions made within the underpinning technical assessments), the scheme has been subject to a Stage 1 Road Safety Audit (RSA) which has been reviewed by the Highway Authority (including the Highway Development Team's road safety specialist, the Transport Assessment Team, and the Traffic Signals Team). No road safety problems were identified and the introduction of traffic signal control at this location is considered likely to provide a more controlled junction arrangement than the existing priority junction.
- 6.105 Whilst the Highway Authority consider that delivery of the signal scheme at the Biggin Lane junction could be challenging due to the utilities equipment which appears to be in the verge, the developer has advised that they are satisfied the signal scheme is deliverable. The applicant is agreeable to a pre-commencement condition requiring the signalisation scheme of the Biggin Lane/ Bury Road (BI 040) to be built out and be operational before the development can commence and the Highway Authority offers no objection on this basis.
- 6.106 As a result of the additional work undertaken by the applicant, and discussions directly between the applicant and the Highway Authority during the course of the planning application, the Transport Assessment team of the Highway Authority are satisfied that the development, subject to conditions, would not cause a detrimental impact to the highway network. The Highway Authority have

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confirmed that there is no sound reason to justify refusal of the application on the basis of highway impacts or safety.

6.107 Beyond securing the agreed signalisation scheme, the conditions recommended by the Highway Authority include securing measures which will support sustainable travel between the application site and the surrounding area. These include:

- the provision and implementation of a Travel Plan;
- securing the resurfacing of the existing PRow which runs along the northern edge of the site (190/9) to provide a sustainable connection to Grenfell Road;
- implementation of pedestrian improvements, consisting of a pram crossing and a footway across The Malting where it meets Biggin Lane (this will be provided across an existing grass verge which is within highway land).

6.108 Active Travel England (ATE) were consulted on the application but did not provide detailed comments, rather directed HDC to the ATE standing advice. An Active Travel England Assessment, including completion of the ATE Planning Application Assessment Toolkit, was submitted in support of the planning application by the applicant.

6.109 The assessment considers the accessibility local services/facilities, including:

- Bus stops on Upwood Road (which provide services to Peterborough, Huntingdon and St Ives) – circa 450m from the site;
- Shell petrol filling station with convenience store – circa 700m from the site;
- Bury C of E Primary School - circa 900m from the site;
- Abbey College – circa 2.9km from the site;
- Ramsey town centre – circa 1.2km from the site;
- Ramsey Health Centre – circa 1.9km from the site
- Ramsey Leisure Centre – circa 3.5km from the site.

6.110 The ATE Assessment includes a route audit and concludes that the proposed development performs positively against all 10 ATE assessment criteria, with every category achieving a "Pass" rating. The assessment finds that, taking account of the proposed highway improvements, the site is suitably and safely connected to local services, schools, public transport and the wider walking and cycling network.

6.111 Taking account of the sites location and based on the comments provided by the Highway Authority, Officers have no reason to dispute the conclusions of the applicant's ATE Assessment. Subject to the conditions recommended by the Highway Authority, the scheme satisfactorily incorporates measures that encourage walking, cycling and public transport use and complies with the aims of Local Plan Policies LP16 and LP17, Neighbourhood Plan Policies 8 and 9 and NDMP TR3, TR4 and TR6 in terms of being sustainably located, maximising opportunities for sustainable travel and having an acceptable impact

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upon the highway network. This is a matter to be afforded neutral weight in the overall planning balance.

Public right of way

- 6.112 Local Plan Policy LP3 supports proposals which maintain and where appropriate enhance the rights of way network.
- 6.113 Ramsey Communities Neighbourhood Plan Policy 10 supports proposals to support, improve and extend the network of public rights of way network, where this does not result in ecological or landscape harm.
- 6.114 NDMP TR8 of the NPPF (2026) requires development proposals to protect and enhance rights of way and take opportunities to extend or improve the quality of existing routes where this would provide improved countryside access and new circular routes.
- 6.115 A Public Right of Way (PRoW) (ref: 190/9 / No. 9 Ramsey) runs through the application site, along its northern edge. This footpath provides a link to Longland Crescent and Grenfell Road to the east and provides access to the wider PRoW network within open countryside to the west.
- 6.116 In the north eastern half of the site the Parameter Plans and Illustrative Masterplan show the proposed dwellings fronting onto the green corridor within which the PRoW will be located (separated from it by an access road serving the proposed dwellings). In the north western half of the site the existing young tree belt is retained alongside the PRoW, with the drainage pond proposed to be located beyond it.
- 6.117 The alignment of the PRoW within the application site will be unaffected by the proposed development. The Parameter Plans and Illustrative Masterplan show the PRoW being retained within a green corridor which runs the length of the northern site boundary. The Highway Authority recommended a condition securing the resurfacing of the section of Public Right of Way 190/9 on the north frontage of the site so as to provide a connection to the existing surfaced section of Public Right Of Way 190/9 to the east of the development and provide a surfaced connection to Grenfell Road. This will improve accessibility and facilitate pedestrian movement between the development and the surrounding area.
- 6.118 Cambridgeshire County Council Definitive Map Officer raised no objection to the proposal subject to the change of surface being fully addressed and the footpath remaining open and unobstructed at all times.
- 6.119 A Construction Environmental Management Plan can be conditioned and will be required to ensure that the PRoW remains open during construction, with arrangements made to ensure the safety of PRoW users where construction traffic may interact with it.

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- 6.120 As part of the development, a circular 1.1km loop footpath is proposed around the perimeter of the development site which links into the existing PRow and will provide future residents with direct access to the countryside as well as the existing urban area.
- 6.121 The proposal complies with the aims of Local Plan Policy LP3, Neighbourhood Plan Policy TR8 and NDMP TR8. The benefits associated with the provision of an additional circular walking route / extension to the right of way network is a matter to be afforded positive weight in the overall planning balance.

Parking and waste collection arrangements

- 6.122 As the application is submitted in outline, with all matters except access reserved for future determination, the detailed layout and design of streets, including parking provision and waste collection arrangements, are matters for future consideration.
- 6.123 Based on the submitted Parameter Plans, Officers are satisfied that these are matters which can be adequately addressed at reserved matters stage, to ensure compliance with HDC Local Plan Policy LP17, Neighbourhood Plan Policy 9 and NDMP TR4. This is a matter to be afforded neutral weight in the overall planning balance.

Drainage and Flood Risk

- 6.124 The application is accompanied by a Flood Risk Assessment and Drainage Strategy (which includes sustainable drainage systems), illustrative Drainage Strategy Layout and CCTV Condition Report of existing drainage infrastructure. The LLFA, Middle Level Commissioners and Anglian Water were consulted on this planning application (as discussed below).
- 6.125 Local Plan Policy LP5 requires that proposals pass the sequential and exception tests as relevant and all reasonable opportunities to reduce flood risk are taken. The policy also requires that development proposals on a site of 1ha or more be accompanied by a site specific flood risk assessment which includes consideration of the impact of climate change and complies with the requirements of relevant bodies, including the LLFA, Middle Level Commissioners or internal drainage boards, as may be applicable.
- 6.126 Local Plan Policy LP15 supports proposals where sustainable drainage systems are proposed and where discharge is proposed to systems controlled by the Middle Level Commissioners, their standing advice is taken into account and details of the discharge agreed with them.
- 6.127 NDMP F4 of the NPPF requires site specific flood risk assessment to be appropriate to the scale, nature and location of development, and where

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relevant support an assessment of whether the proposal satisfies the exception and sequential tests as set out in NDMP F5 and F6.

- 6.128 NDMP F7 of the NPPF seeks to ensure that development is safe from flooding for its lifetime and NDMP F8 requires the use of sustainable drainage systems to control flow rates and reduce volumes of runoff.

Location of development in relation to flood risk

- 6.129 Environment Agency mapping shows that the application site is located within Flood Zone 1 (lowest probability of flooding), with the exception of a small area of the site, within the north western corner which is located within Flood Zone 2 (medium probability of flooding). No built development is proposed within the area of Flood Zone 2.
- 6.130 Risk of flooding from all sources (including surface water, ground water and reservoir flooding) is assessed in the submitted Flood risk Assessment which confirms that a sequential approach has been followed with regards to the site layout, with dwellings located in areas at the lowest risk of fluvial and surface water flooding. The north-west corner of the site, where the area of Flood Zone 2 and medium and high surface water flood risk is identified, is to remain open as public open space. This is confirmed on the submitted Parameters Plans which can be subject to approval as part of the current outline planning application.
- 6.131 Having regard to available data, including Environment Agency mapping and Huntingdonshire District Council's Level 1 and 2 Strategic Flood Risk Assessment (SFRA), all development proposed is located in areas deemed to be at low risk of flooding. This complies with approach promoted by NDMP F7 of the NPPF and in accordance with NDMP F5(2)b(i) does not trigger a requirement for a sequential test.
- 6.132 As discussed in further detail below, the LLFA have no objection to the proposed drainage strategy, which has been designed to accommodate the 1 in 100 year storm event plus 40% allowance for climate change and limit surface water flows entering the Bury Brook catchment from the development to a level below that associated with the existing undeveloped site. On this basis the submitted Flood Risk Assessment concludes that the proposed development will be safe for its lifetime and will not increase flood risk elsewhere, as required by NDMP F7 of the NPPF.
- 6.133 The location of the proposal accords with the aims of the sequential approach of Local Plan Policy LP5 and NDMP's F5 and F7.

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Surface Water Drainage

Proposed drainage strategy

- 6.134 Topographical data shows that the highest point of the site is within the centre of the southern boundary (at approximately 20.7m) and the lowest point of the site is in the northwest corner (at approximately 17.6m).
- 6.135 The submitted Flood Risk Assessment includes a detailed drainage strategy which is supported by hydraulic modelling undertaken using industry-standard software. The hydraulic calculations, which assess all critical storm events up to and including the 1 in 100-year + 40% climate change event, are included within the submitted Flood Risk Assessment.
- 6.136 The proposed drainage strategy comprises a piped network with on-site attenuation provided in a detention basin located in the northwest corner (the lowest part of the site). Tanked permeable paving is also proposed to be provided below all private driveway areas. Controlled outlet structures ensure regulated discharge of treated surface water from the detention basin to the receiving watercourse to the north - the Bury Brook catchment which is controlled by the Middle Level Commissioners.
- 6.137 The on-site detention basin is designed to accommodate all surface water flows up to and including the 1 in 100 year storm event plus 40% climate change allowance, plus an additional 10% for urban creep. It has been designed to restrict all surface water discharges from the development to the existing greenfield runoff rate. The applicant advises that this represents a significant reduction in peak flows entering the downstream system during events above the 1-year baseline and therefore results in lower peak flows to the downstream system post-development than under the existing greenfield conditions.
- 6.138 The drainage strategy complies with NDMP F7 and F8 of the NPPF (2026).

Lead Local Flood Authority (LLFA)

- 6.139 NDMP F8 of the NPPF requires that for major development proposals, decision makers take account of advice from the Lead Local Flood Authority.
- 6.140 Cambridgeshire County Council is the relevant Lead Local Flood Authority (LLFA) responsible for managing local flood risks from surface water, groundwater and ordinary watercourses.
- 6.141 In response to an initial objection from the LLFA, during the course of the planning application, the applicant provided:
- A CCTV Condition Report for the existing culverted watercourse to the north (into which surface water is proposed to ultimately be discharged) which confirms that repairs required to the existing culvert are situated wholly

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within land which is controlled by the applicant. No third-party consent is therefore required to undertake the required repairs;

- Confirmation that the proposed detention basin has been designed to deliver three distinct treatment stages. Accordingly, surface water runoff entering the drainage system from roads will receive more than one level of treatment prior to discharge.

6.142 Subject to conditions securing further details, the LLFA is now satisfied that surface water from the proposed development can be adequately managed by the proposed drainage strategy. In addition, the LLFA is satisfied with the outline maintenance and management strategy proposed for the surface water drainage system.

6.143 Whilst comments from the Council's Landscape Officer are noted regarding the provision of a more organic form of attenuation pond (which would be shallower and larger to benefit biodiversity), the LLFA is satisfied that the proposed attenuation pond is acceptable and the Council's Ecological Advisor is satisfied that biodiversity requirements can be adequately met. On this basis, Officers do not consider that there are reasonable grounds to justify an alternative attenuation pond design be tested as part of this outline planning application. Notwithstanding this, the final design of the attenuation pond would be secured by a surface water drainage condition (as recommended by the LLFA).

Middle Level Commissioners

6.144 The Middle Level Commissioners are an Internal Drainage Board (IDB) under the Land Drainage Act (1991) and have responsibility for flood defence and water level management along with some conservation duties in much of the northeast of the district, including the Bury Brook catchment. Where a proposed drainage system directly or indirectly discharges to a watercourse or system managed by the Middle Level Commissioners, agreement must be reached regarding the approach to design mitigation or discharge rates (this agreement is secured via a consenting regime which is entirely separate to the Town and County planning system).

6.145 An objection from the Middle Level Commissioners to any development within the Bury Brook catchment was received in September 2025, including this planning application. This objection highlighted that the area has been designated as an Acute Drainage Area and the Commissioners will not issue any consents unless its requirements are met.

6.146 The Middle Level Commissioners suggested they were not satisfied that the proposed drainage strategy for this application would meet the Commissioners design standards to ensure that the development would be safe for its lifetime and not increase flood risk elsewhere. Despite numerous attempts, Officers were unable to substantiate the grounds for this objection with direct reference to the proposed design of the drainage scheme for this application.

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- 6.147 The Middle Level Commissioners were asked to provide further information to justify their objection, including the extent to which the proposed development would increase flows within the Commissioners network and whether any amendments or additional information could be secured to address the concerns raised by the Commissioners. A response was received from the Commissioners on 8th January 2026 which suggests that a hydraulic model, study and Drainage Strategy of the wider Bury Brook sub-catchment is required to advise on the impacts of current and future development around Alconbury Weald, Sapley, Broughton, Bury and Ramsey, in addition to a detailed study, hydraulic model and Drainage Strategy for The Slade sub-catchment.
- 6.148 Whilst Officers do not doubt the advice provided by the Middle Level Commissioners, no evidence has been provided to allow the council to quantify the extent of the problem or any level of harm arising as a direct result of the proposed development.
- 6.149 The applicant was asked to respond directly to the Middle Level Commissioners Objection. A letter was received from the applicant on 17th December 2025 which responds to each point raised in the Commissioners Objection. In summary, the applicant confirmed that the proposed drainage strategy for the site has been informed by hydraulic modelling and is self-contained – it ensures that the proposed development is safe for its lifetime and ensures that it does not increase flood risk elsewhere (in fact it should result in a betterment from the current situation as the runoff rate for the proposed development is less than that associated with the currently undeveloped site). Officers have no evidence to dispute the applicant's drainage strategy which accords with the requirements of the NPPF.
- 6.150 Local Plan Policy LP5 supports development proposals where: all forms of flood risk have been addressed as detailed in the National Planning Practice Guidance (NPPG) and the Cambridge Flood and Water SPD; and a site-specific flood risk assessment has been produced which complies with the requirements set out by relevant bodies, including the MLC. LP15 supports sustainable drainage systems subject to relevant agreement with the MCL.
- 6.151 Whilst there is a national plan making policy in the NPPF which requires plan makers to take account of advice from any relevant flood risk management authorities including internal drainage boards, there is no equivalent NDMP. NDMP F8 solely requires decision makers to take account of the advice of the LLFA for major development proposals.
- 6.152 In this case the only conflict with HDC Local Plan Policies LP5 and LP15 is that the requirements of the MLC have not been addressed, however, as set out above the requirements of the MLC are enforced by a consenting regime which is entirely separate to the Town and County planning system. NDMP DM7 of the NPPF is clear that *“Development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use*

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implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.... Planning decisions should not seek to duplicate or extend controls imposed by separate regulatory regimes other than where there is a development plan policy in place applying optional technical standards for the development proposed”.

- 6.153 On the basis that LP5 and LP15 set a higher threshold (in terms of MLC agreement) and the MLC design requirements are enforced under a separate consenting regime, the limited degree of conflict with Local Plan Policies LP5 and LP15 can be afforded very limited weight, in accordance with NPPF Annex A, paragraph 2.

Conclusion on flood risk and surface water drainage

- 6.154 For the reasons set out above, the location of the proposed development complies with the requirements of the relevant development plan policies and NDMPs (its location is deemed to be at low risk of flooding having regard to available evidence). The submitted flood risk assessment satisfies the requirements of the NPPF, the Cambridge Flood and Water SPD and the LLFA by demonstrating that the proposed development can be made safe from flooding for its lifetime and will not increase flood risk elsewhere.
- 6.155 HDC does not have sufficient information to substantiate the claims made by the Middle Level Commissioners objection and consequently it has no evidence to dispute the information provided by the applicant.
- 6.156 Officers have no evidence to suggest that any harm will arise from the proposed development in terms of flood risk. Therefore, this is a matter to be afforded neutral weight in the overall planning balance.
- 6.157 The proposal is compliant with NDMP F4, F5, F7 and F8 of the NPPF. The proposal broadly complies with Local Plan Policies LP5 and LP15; the only point of conflict arising relates to the objection from the MLC, however for the reasons set out above this can be afforded very limited weight in the overall planning balance.

Foul water drainage and water quality

- 6.158 Local Plan Policy LP6 (Waste Water Management) supports proposals where: a sustainable foul water strategy has been agreed with Anglian Water; where the Environment Agency and Natural England have not raised concerns that the requirements of the Water Framework Directive and the Habitats Directive could be compromised; and the Middle Level Commissioners or other internal drainage board do not object on the basis of flood risk in the system they manage. To achieve these requirements for proposals constrained by existing capacity, interim treatment measures are likely to be required until an acceptable permanent solution is put in place. Where temporary measures are

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not available or would be insufficient it may be necessary for development to be phased.

- 6.159 NDMP P3(2)(f) of the NPPF states that development proposals should assess and mitigate impacts where the development could have an unacceptable adverse effect on water quality, especially in relation to sensitive water bodies. In applying this policy, it should be assumed, unless there is clear evidence to the contrary, that separate regulatory regimes for the control of pollution will operate effectively, as set out in NDMP DM7. The requirements of Local Plan Policy LP6 therefore set a higher threshold than the NPPF.
- 6.160 Foul water is proposed to discharge to the existing Anglian Water foul water sewer network in Biggin Lane via a pumped foul water outfall.
- 6.161 Whilst Anglian Water initially objected to the proposal, they confirmed in July 2026 that Ramsey WRC and Ramsey Terminal Pumping Station has sufficient capacity to accommodate the additional flows associated with this development without creating a risk to the environment or to existing customers. On this basis the proposal satisfies Policy 7 of the Ramsey Communities Neighbourhood Plan (as amended by the Examiner), in so far as it supports development that “can demonstrate that there is capacity in the local surface water drainage system, the water supply network and the sewerage network...having regard to the advice of Anglian Water”.
- 6.162 In accordance with HDC Local Plan Policy LP6 neither the Environment Agency or Natural England has objected to the proposal with reference to the Water Framework Directive or Habitats Regulations. Whilst the Middle Level Commissioners have suggested a need for a Water Framework Directive Assessment, HDC are not a relevant body for the Water Framework Directive, which is enforced by the Environment Agency in England.
- 6.163 The Middle Level Commissioners confirmed during the course of this application that comments received from Anglian Water relate to the disposal of treated effluent and therefore do not alter their position. MLC comments in relation to flood risk from surface water have been addressed in detail above.
- 6.164 Bury Parish Council comments about the existing issue at Bury Parish Sport Field is noted - during heavy rainfall the foul drainage outlet empties onto the Sports Field - however the sports field is located on the eastern edge of Bury and is understood to be upstream of the Ramsey Terminal Pumping Station. It is not therefore reasonable to expect this planning application to solve an existing capacity issue associated with the existing combined sewage system further upstream and off site. It is necessary to demonstrate that this application will not exacerbate the existing problems; Anglian Water have confirmed they are satisfied that the proposal can be accommodated without harm.
- 6.165 The proposal satisfies NDMP P3(2)(f) and Local Plan Policy LP6, with the exception of an objection from the MLC. For the reasons already set out above

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in relation to surface water drainage, the MLC objection and the arising conflict with LP6 can be afforded very limited weight in the overall planning balance.

Ecology and Biodiversity

- 6.166 Local Planning Authorities have a Statutory Duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010). Local Plan Policies LP30 and LP31 also require all potential adverse impacts on biodiversity and geodiversity to be investigated and where possible avoided, or where unavoidable, mitigated.
- 6.167 NDMP N2 of the NPPF requires proposals to contribute positively to the natural environment and avoid, mitigate or then compensate for significant harm to biodiversity. NDMP N6 protects designated sites and irreplaceable habitats.
- 6.168 The application is supported by an Ecological Appraisal, surveys for bats, reptiles and breeding birds, a Shadow Habitats Regulations Assessment, Green Infrastructure Strategy Plan and Biodiversity Net Gain report. These documents have all been reviewed by an Ecologist from Place Services on behalf of HDC. In addition, Natural England were consulted and have commented on the application.

Designated sites

Statutory designated sites

- 6.169 There are no internationally or nationally designated sites of ecological importance on the site itself.
- 6.170 There are 5 internationally designated sites of ecological importance within 15km of the application site, the closest being Woodwalton Fen nature reserve (designated as a Ramsar, part of Fenland Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI)) located around 4km to the west. Portholme SAC, Orton Pit SAC, Nene Washes SAC and Ouse Washes SAC are all located circa 14-15km from the site.
- 6.171 Woodwalton Fen (Ramsar, SAC and SSSI) is now one of only four remaining fragments of the ancient fens and supports many rare and vulnerable species. Whilst there are no hydrological linkages between the application site and Woodwalton Fen, a public bridleway links the application site to the Woodwalton Fen, which is also accessible by car (Woodwalton Fen has existing recreational facilities for visitors including a public car park).
- 6.172 There are no nationally designated sites of ecological importance within 2km of the application site, however the application site is within the Impact Risk Zones for Warboys and Wistow Wood SSSI which is 2.35km south east of the Site,

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and Upwood Meadows SSSI, 2.55km to the southwest of the Site. The application site is not directly connected to either of the SSSI sites, however both are accessible by car with on-site public car parks.

- 6.173 In accordance with NDMP6, Natural England guidance and the Habitat Regulations, it has been necessary to consider whether the increase in local population associated with the proposed development would result in increased recreational pressure upon the closest internationally and nationally designated sites.
- 6.174 The applicant's submission includes an assessment of off-site recreational impacts which has been reviewed by Natural England and Place Services Ecology, on behalf of HDC. As the Competent Authority, HDC has also completed a Recreational pressure Habitats Regulations Assessment.
- 6.175 In order to provide attractive on-site recreational opportunities (and thus limit the number of residents visiting the off-site designated ecological sites), particularly for day to day dog walks, the applicant proposes to provide perimeter greenspace which can be used as a circular walk and informal leisure space. The perimeter greenspace, as illustrated on the Parameter Plans, measures circa 3.4 hectares (equivalent to circa 36.5% of the developable area) and includes a circular leisure route which measures 1.1km in length.
- 6.176 The existing PRoW which runs along the northern boundary of the site, and is to be retained, provides a link into the wider PRoW network in the area. There are circa 3km of PRoW within a 1km radius of the site, with a further 4km of PRoW within a 1-2km radius of the site.
- 6.177 Natural England and HDC are satisfied that subject to securing the proposed-on site open space (as shown on the Landscape Parameter Plan) and the 1.1km circular walk (as shown on the Land Use and Movement Parameter Plan), the proposed development will not result in unacceptable impacts (alone or in combination) upon the integrity of any of the closest internationally and nationally designated ecological sites.
- 6.178 Subject to conditions, the proposal complies with Local Plan Policy LP30 and NDMP N4 and N6 of the NPPF (2026). This is a matter to be afforded neutral weight in the overall planning balance.

Non-statutory sites

- 6.179 There is 1 non-statutory designated site (County Wildlife Sites) within 2km of the Site boundary – Bury Pond Nature Reserve. As it is hydrologically isolated from the application site and has no public access, no adverse impacts upon this site are expected as a result of the proposals. This is a matter to be afforded neutral weight in the overall planning balance.

Protected species and priority habitats

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- 6.180 There are no rare or protected habitats on site. The site is in arable use, with the field margins marked by mixed and bramble scrub, grassland, immature woodland (confined to the north western boundaries), and individual trees.
- 6.181 The immature woodland in the north western corner of the site represents the most interesting habitat within the site and this is to be largely retained and enhanced as part of the on site open space (as illustrated by the Parameter Plans and the Tree Protection Plan contained in the submitted Arboricultural Impact Assessment report).
- 6.182 There are no existing buildings on site and there is limited commuting and foraging value currently on the application site to support bats. A limited number of trees are proposed to be removed to facilitate the proposed development, however, surveys have confirmed that these trees do not hold any potential for bat roosts. The submitted Bat Survey Report recommends mitigation for bats to include bat hop-overs and wildlife sensitive lighting with bat boxes and habitat creation as enhancements (these can be secured by condition).
- 6.183 Whilst the site contains habitats with some suitability for reptiles, presence/absence surveys undertaken across 7 different occasions found no presence of reptiles on the application site.
- 6.184 The bird survey undertaken recorded no ground nesting birds, however, the field was utilised by foraging rook and starling, which were recorded in small numbers. Avoidance measures are proposed to limit disturbance to nesting birds, in addition to enhancements, including scrub creation and nest boxes.
- 6.185 Subject to the mitigation measures identified in the Ecological Appraisal (FPCR, March 2025) and Technical Note - Breeding Bird Survey (FPCR, Nov 2025) being secured (by condition), the Council's ecological advisor has no objection to the proposal.
- 6.186 Beyond mandatory biodiversity net gains (discussed below) it is considered that reasonable biodiversity enhancement measures can be delivered as part of a future proposal, to benefit protected, priority and threatened species. Finalised details of these enhancement measures can be secured by conditioning the submission and approval of a Biodiversity Enhancement Strategy.
- 6.187 Subject to conditions, the proposal therefore complies with the aims of Local Plan Policy LP30 and NDMP N2 and N6 of the NPPF (2026) in terms protected species and priority habitats. This is a matter to be afforded neutral weight in the overall planning balance.

Biodiversity net gain

- 6.188 Biodiversity net gain (BNG) is a statutory requirement set out under Schedule 7A (Biodiversity Gain. in England) of the Town and Country Planning Act 1990 All planning applications are required to deliver a mandatory 10% measurable BNG, unless exempt under paragraph 17 of Schedule 7A of the Town and

Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

- 6.189 The application is accompanied by a Biodiversity Net Gain Report and a completed BNG metric, based on the Illustrative Masterplan. This indicates that as a result of the proposals, there would be a 10.24% increase in habitat units on the site. There will be no net loss of hedgerow or watercourse units. As such, the scheme can meet the minimum 10% net gain in habitat units and satisfy habitat trading rules.
- 6.190 The Council's ecological advisor is satisfied that appropriate information with regard to mandatory biodiversity net gains has been supplied for the application prior to determination. Further information on BNG will be required prior to commencement of development, including a Habitat Management and Monitoring Plan, however this can be secured by condition. A monitoring fee for BNG is to be secured by S106.
- 6.191 On this basis the proposal is therefore considered to comply with the aims of the Development Plan and the NPPF with regards to adequately avoiding and mitigating any impacts on ecology and biodiversity. This is a matter to be afforded neutral weight in the overall planning balance.

Trees

- 6.192 Local Plan Policy LP31 supports proposal which seek to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 6.193 NDMP N3 of the NPPF requires that new streets are tree-lined and that species selection and their placement is carefully considered.
- 6.194 The application is accompanied by an Arboricultural Impact Assessment, Tree Schedule and Tree Constraint Plan. This confirms that there is limited tree cover within influence of the application site.
- 6.195 The application site is not located within a Conservation Area and there are no Tree Preservation Orders on or adjacent to the site.
- 6.196 Existing trees are largely limited to two linear arrangements of shelterbelt plantings adjacent to the northern and western site boundaries, however, they contain only young trees which are yet to fully establish. Other existing trees are largely confined to self-seeded trees within areas of field boundary scrub, with the exception of one tree of note located on the southern boundary which comprises a Category B English Oak.
- 6.197 Whilst the clearance of 2no low quality trees and the partial clearance of 3no. groups of trees/scrubs are noted, the proposals will not result in any unacceptable tree losses (all trees to be removed are Category C, low quality). The development proposals accommodate an outward facing design which

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ensures that all retained trees are buffered by single sided access roads and areas of public open space. Accordingly, there are no instances where it will be necessary to undertake construction works within proximity to retained trees.

- 6.198 The Council's Arboricultural Officer agrees that there are few arboricultural constraints to the proposed development and the new landscaping proposed as part of the development could adequately mitigate the limited number of low-quality losses required.
- 6.199 It is noted that local residents and Ramsey Town Council raised concern that existing hedgerow had already been removed from the site without consent. Officers understand that there was previously a hedgerow on site, however this was left to grow out, becoming mixed bramble and scrub (it no longer meets the conditions required to be classified as a hedgerow). Approval from the Local Planning Authority is not required for the removal of vegetation (albeit in some cases written notices may be required for the removal of important hedgerows).
- 6.200 New trees within streets and areas of open space, to accord with NDMP N3, can be secured at Reserved Matters stage.
- 6.201 Subject to a condition securing the protection of retained trees in accordance with the Tree Protection Plan and details of proposed new planting (including replacement as required) to be submitted at RM stage, the proposal is considered to be acceptable against the aims of Local Plan Policy LP31 and NDMP N3 of the NPPF (2026). This is a matter to be afforded neutral weight in the overall planning balance.

Heritage Impacts

- 6.202 The decision on this application has to be made in accordance with section 66(1) and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 General duty as respects listed buildings and Conservation Areas in exercise of planning functions. Section 66(1) state, "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". Section 72(1) imposes a duty on local planning authorities "with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."
- 6.203 HDC Local Plan Policy LP34 and NDMP HE4, HE5, HE6 and HE7 of the NPPF seek to secure the conservation of heritage assets, including non-designated assets.
- 6.204 The application was accompanied by a Heritage Statement.

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Built heritage

- 6.205 There are no designated built heritage assets within the application boundary. The nearest designated assets to the application site are to the east within Ramsey and Bury:
- Listed buildings located to the east include 10 and 19 Owls End, Bury (both Grade II), The Thatched Cottage, High Street, Bury (Grade II), and Home Close, High Street, Bury (Grade II);
 - Ramsey conservation area, which is located circa 0.2km from the site.
- 6.206 There are no historic associations between any designated historic building and the application site. Furthermore, there is a lack of intervisibility between any built heritage assets and the application site.
- 6.207 The Council's Conservation Officer is satisfied that the proposed development does not result in any harm to built heritage assets, including their setting or significance. This is a matter which attracts neutral weight within the overall planning balance.

Archaeology

- 6.208 There are no designated assets of archaeological interest on the application site.
- 6.209 The submitted Heritage Statement included a desk-based assessment of archaeological potential, including a review of the results of a geophysical survey undertaken at the site.
- 6.210 The geophysical survey undertaken at the site recorded anomalies associated with Medieval ridge and furrow as well as modern activities which would have been undertaken in association with the site's former use as part of RAF Upwood. Evidence of features associated with the former airfield are not assessed as having archaeological interest.
- 6.211 Based on the evidence available, there are no features of clear archaeological interest on the site, although it is possible that elements of Iron Age/Roman field system ditches and enclosures recorded in close proximity to the site extend into it. The site is therefore considered to have a low/negligible potential for significant remains dating from all other periods. Any extant remains on the site, most likely features of an agricultural nature, would be significant for their evidential value and potential to contribute to local and regional research agendas (as opposed to being of national significance).
- 6.212 The County Archaeologist is satisfied that further evaluation of the site's archaeological potential can be secured by a pre-commencement condition. This condition will safeguard any archaeological assets from impacts associated with groundworks and ensure the preservation and/or investigation, recording, reporting, archiving and presentation of any archaeological assets discovered.

- 6.213 Subject to the recommended condition, the proposal will not directly harm any non-designated heritage assets of archaeological significance and complies with the aims of Local Plan Policy LP34 and NDMP HE8 of the NPPF (2026). This is a matter which attracts neutral weight within the overall planning balance.

Residential amenity

- 6.214 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 6.215 NDMP P3 of the NPPF (2026) requires development to be located and designed so that it does not cause, exacerbate, or expose people, property or the environment to unacceptable pollution impacts (including cumulative impacts)
- 6.216 NDMP P3 of the NPPF (2026) requires development to provide a safe and secure environment for occupiers by appropriately addressing potential risks from crime, public safety and physical hazards through the design and layout of the scheme.
- 6.217 As the application has been submitted in outline with all matters reserved except access, the detailed layout and design of the proposed dwellings and public open space would be subject to future reserved matters applications. The requirements of Local Plan Policy LP14 and NDMPs P3 and P4 would be assessed in detail at that stage.
- 6.218 Nevertheless, at this stage, based on the Illustrative Masterplan, it is considered that the proposed quantum of development could be achieved in a way that would provide an adequate level of residential amenity for future residents, including adequate separation distances between properties (to ensure no unacceptable impacts on light and noise pollution) and access to adequate private amenity space, as well as on site public open space.
- 6.219 The nearest existing properties to the proposal are located on Stoneman Way, Kenny Drive, Malthouse Lane, Hopbine Court and Taverners Drive to the north, and Longland Crescent to the east. Whilst many of these dwellings will have views over the application site, particularly from first floor windows, a change in outlook (from agricultural land to residential development) does not automatically equate to harm in terms of residential amenity.
- 6.220 It is noted that Ramsey Town Council and local residents have raised concerns about the impact of noise, both during construction (in addition to vibration and air pollution) and operation upon the residential amenity of existing residents to the north, particularly elderly residents living on Malthouse Lane.
- 6.221 Having regard to the Parameter Plans, it is considered that sufficient separation distances can be achieved between all existing and proposed dwellings, to

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ensure that there is no adverse impact in terms of overlooking or overshadowing. The Parameter Plans, which are to be subject to approval show the proposed development being outward facing along its edges, in addition to a corridor of open space along the sites northern boundary (measuring between circa 9.8m and 15.5m in width) and a larger area of open space along the sites eastern boundary (measuring between circa 28.8m and 42.4m in width).

- 6.222 Officers are satisfied, based on the submitted Parameter Plans and Illustrative Layout that the quantum of development proposed can be accommodated on the application site without causing undue harm to the residential amenity of existing dwellings to the north and east in terms of overlooking, overshadowing and general disturbance (including noise) following occupation of the proposed dwellings.
- 6.223 Whilst there will be noise and highway disturbance for some residents during the construction phase (particularly residents on Kenny Drive and Stoneman Way), this would be for a limited period and a detailed Construction Environmental Management Plan (CEMP), including appropriate working / delivery times can be secured by condition and would help to mitigate this impact. A Dust Management Plan (DMP), can also be conditioned as part of the CEMP, outlining specific instructions on managing dust and air pollutant emissions. As such, any impact associated with the construction phase would not be so great as justify withholding permission. No objections have been received from the Council's Environmental Health Officer.
- 6.224 Subject to the imposition of conditions to secure details at reserved matters stage the proposal is therefore acceptable with regards to residential amenity and accords with the aims of Local Plan Policy LP14 and NDMP P3 and P5. This is a matter which attracts neutral weight in the overall planning balance.

Contamination and ground pollution risks

- 6.225 NDMP P2 (NPPF, 2026) and Local Plan Policy LP37 require development proposals to demonstrate, through appropriate investigation, risk assessment and where necessary remediation, that land contamination, ground stability and groundwater pollution risks can be effectively mitigated so that the site is suitable for its intended use and does not harm human health, controlled waters or the wider environment.
- 6.226 The application site is greenfield land however it is was previously used in association with RAF Upwood.
- 6.227 The application is accompanied by a Phase I Site Appraisal which seeks to identify potential ground engineering and contamination issues. Potential contaminants of concern are identified as Hydrocarbons, PFAS and VOCs associated with airfield use as fuel, fire-fighting agents and de-icing agents, in addition to pesticides associated with agricultural use. A Phase II ground investigation is recommended to determine more accurately the effect of the identified hazards on the development.

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- 6.228 The application has been reviewed by both HDC's Environmental Health Officer and the Environment Agency (EA) in terms of possible land contamination.
- 6.229 The EA advise that the proposed development is acceptable subject to a planning condition requiring the submission and validation of a detailed land contamination strategy for unsuspected contamination. Likewise, the Council's Environmental Health Officer has no objection subject to a condition securing further investigation of land contamination.
- 6.230 Subject to an appropriate pre-commencement condition which secures further investigation of possible land contamination and, where required, a remediation scheme, the proposal is acceptable against the aims of Local Plan Policy LP37 and NDMP P2. This is a matter which attracts neutral weight in the overall planning balance.

Housing needs (including Affordable Housing)

- 6.231 As evidenced by the council's current housing land supply position there is currently a shortage of housing delivery within the district, relative to the identified needs, including affordable housing.
- 6.232 The proposal will deliver up to 199 homes, including 40% affordable homes, as required by Local Plan Policy LP24 and NDMP HO8. The delivery of affordable housing, including the split of social versus affordable rented units and suitable clustering of units, can be secured by a S106 agreement.
- 6.233 Whilst this application has been submitted in outline form, with all matters reserved except for access, the applicant is an established house builder. To demonstrate their commitment to bringing this development forward the applicant has confirmed that they are agreeable to a planning condition which requires submission of the reserved matters within 12 months of outline planning permission being granted (the standard condition allows 3 years for the submission of reserved matters after grant of an outline planning permission). This is consistent with NDMP HO13 of the NPPF (2026).
- 6.234 Policy LP 25 of the Local Plan to 2036 requires a major development to provide mix of sizes, types and tenures, which help, achieve sustainable, inclusive, and mixed communities. The policy outlines that a proposal should set out how it responds to evidence and guidance including the Cambridge sub-region Strategic Housing Market Assessment and local assessments of housing need and demand. The Huntingdonshire Local Housing Needs Assessment (2025) guidance on the mix of housing required for Huntingdonshire up to 2046. This gives broad ranges reflecting the variety of properties within each bedroom category.
- 6.235 In terms of the mix of market dwellings, this is a matter which would be assessed and agreed at reserved matters; however, should planning permission be granted, a condition would be imposed to secure compliance with the Local Plan

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Policy LP25 and ensure an appropriate mix of market dwelling sizes is delivered, whilst also taking account of NDMP HO8(3). NDMP HO8(3) requires a flexible approach should be taken to the application of any development plan requirements relating to the number of bedrooms provided in market homes, where development proposals meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures.

- 6.236 In accordance with NDMP HO7 of the NPPF (2026), substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community in the overall planning balance.

Other Matters

Climate Change

- 6.237 Policy LP12 of the Local Plan states that new dwellings must comply with the optional Building Regulation standard for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above standards in accordance with Policy LP12 of the Local Plan.
- 6.238 NDMP CC2 and CC3 require development to support the transition to net zero and be designed to adapt to climate change through sustainable, low-carbon and climate-resilient design measures.
- 6.239 Whilst the detailed design and layout of the proposed development would be assessed at Reserved Matters stage, for the reasons set out above, the site is considered to be sustainably located to support sustainable patterns of movement (upgrades to the PRoW are to be secured by condition), is not located in area which is at risk of flooding and incorporates sustainable drainage systems.
- 6.240 The proposal complies with NDMP CC2 and CC3 as far as it can at this stage. Detailed design will be considered at reserved matters stage and will need to demonstrate wider compliance with NDMP CC2 and CC3 at that point. This is a matter to be afforded neutral weight in the overall planning balance.

Community engagement

- 6.241 Policy 4 of the Ramsey Communities Neighbourhood Plan (as amended by the Examiners Proposed Modifications) requires developers to demonstrate that they have undertaken early discussion with the Town Council to discuss how pre-application community engagement can be undertaken. Proposals accompanied by a statement of community involvement that details how pre-application community engagement has been addressed in a positive way will be supported.

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- 6.242 NDMP DM1 of the NPPF (2026) states that proposals for major development should be informed by early engagement with relevant stakeholders and bodies, including the LPA and local community, and be accompanied by a concise Planning Statement which sets out (amongst other things) the outcome of pre-application engagement.
- 6.243 Prior to submission of the planning application, the applicant submitted a pre-application enquiry to HDC.
- 6.244 The application is accompanied by a Planning Statement which includes a section on 'Pre-Application Discussions'. Whilst this does not detail discussions which took place with the local community, during the course of this planning application the applicant confirmed to Officers (supported by email trails) that they had met with Ramsey Town Council in March 2025 and Bury Parish Council in September 2025 to present the proposals to them.
- 6.245 On this basis Officers are satisfied that proportionate pre-application engagement has been undertaken to avoid a material conflict with the aims of NDMP DM1 and Policy 4 of the Ramsey Communities Neighbourhood Plan. This is a matter to be afforded neutral weight in the overall planning balance.

Accessible and Adaptable Homes

- 6.246 The requirements within Policy LP25 of Huntingdonshire's Local Plan to 2036 relating to accessible and adaptable homes are applicable to all new dwellings and accord with NDMP HO5. LP25 states that all dwellings should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and that for all affordable housing an appropriate proportion should meet Building Regulation requirement M4(3) 'wheelchair adaptable dwellings'. These include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including, in particular, older people and those with some disabilities, and also families with young children.
- 6.247 This is an outline planning application with layout, scale and appearance reserved for future determination. Therefore, a condition will be attached to any approval securing compliance with Policy LP25 and M4(2) standards. Subject to this condition, the proposal is considered to be in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036. This is a matter to be afforded neutral weight in the overall planning balance.

Health Impact Assessment

- 6.248 Local Plan Policy LP29 (Health Impact Assessment) requires large scale developments to be informed by the conclusions of a Rapid Health Impact Assessment (HIA). A Health Impact Assessment has been submitted with this application, that builds upon the London Healthy Urban Development Unit (HUDU) appraisal criteria, tailored to local policy and health priorities. The results of the HIA indicate the development will either have positive or neutral impacts on the themes set out. Therefore, the requirements of Policy LP29 have

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been satisfied. This is a matter to be afforded neutral weight in the overall planning balance.

Fire hydrants

- 6.249 In accordance with the comments of Cambridgeshire Fire Service, a fire hydrant condition is recommended to be imposed given the size and scale of development.

Crime and anti social behaviour

- 6.250 It is noted that Parish Council and neighbour comments have expressed concern that the proposal will increase crime and anti social behaviour.
- 6.251 Cambridgeshire Constabulary were consulted and raised no objection to the proposal. Based on crime and incident data for the past 2 years Cambridge Constabulary indicated that this is an area at low/medium risk to crime. There is no evidence to suggest this location would be any more or less subject to crime than any other residential development in the district.
- 6.252 The layout and detailed design of the proposed development is reserved for future determination. This will include the design and layout of the proposed streets and open spaces which will need to ensure that they respond to the requirements of NDMP TR4 and P5, to create places that are safe, inclusive and attractive for all users.
- 6.253 Having regard to neighbour comments, HDC Local Plan policies ensure tenure blindness and discourages large clusters of social/affordable housing. Notably, there is no evidence of a direct causal link between social/affordable housing stock and crime/anti social behaviour. In addition, there are policies and procedures outside of the planning system which govern the management of affordable housing and allow registered providers to deter and address any anti-social behaviour arising in neighbourhoods where they provide social housing.
- 6.254 A condition is recommended to ensure that security and crime prevention measures are considered at the earliest opportunity in design and inform any future reserved matters application. This is a matter to be afforded neutral weight in the overall planning balance.

Economic benefits

- 6.255 The applicant submitted an 'Economic Benefits and Social Value Assessment' in support of the planning application. This makes the case for a number of economic benefits which could be delivered by the proposal, including construction jobs and investment in the local economy by future residents of the proposed development.
- 6.256 These economic benefits are not unique to the proposed development. Nevertheless, consistent with the economic objectives of the NPPF, limited

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positive weight may be attributed to the economic contribution that the construction and occupation of the proposed development would make to the local economy in the overall planning balance.

Public Sector Equalities Duties

- 6.257 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 6.258 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.259 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application and no conflicts are raised.

Human Rights

- 6.260 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application and no conflicts are raised. There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

7 FINANCIAL CONSIDERATIONS AND CONTRIBUTIONS

- 7.1 Local Plan Policy LP4 and Policy 7 (Infrastructure Provision) of the Ramsey Communities Neighbourhood Plan (April 2026) relate to planning obligations. Policy 7 seeks community infrastructure improvements are secured for residential development, as appropriate. The supporting text to Policy 7 recognises that in accordance with Developer Contributions SPD (2011), for most developments, CIL charges are designed to cater for the required infrastructure provision. For large scale major development (200+ dwellings) S106 contributions will still be used as appropriate.

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- 7.2 NDMP DM6 of the NPPF (2026) states that planning obligations should only be used where it is not possible to address potential unacceptable impacts through a planning condition.
- 7.3 NDMP HC3 of the NPPF (2026) specifically states that developments generating significant numbers of people should provide or contribute towards community facilities and public service infrastructure necessary to make the development acceptable in planning terms, whether by direct provision or a contribution to off-site improvements (which may be through Community Infrastructure Levy payments, where applicable).
- 7.4 Section 106 Obligations may be sought only where they meet the tests of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended). Such obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.
- 7.5 As recognised by the Ramsey Communities Neighbourhood Plan, for most developments CIL charges are designed to cater for the required infrastructure provision. This application is for a small-scale major development (under 200 dwellings) and therefore CIL payments will contribute to off-site infrastructure, which may include education, footpaths and access, health, community facilities, libraries and lifelong learning. In accordance with the Developer Contributions SPD (2011), and as recognised by the Local Plan to 2036 and the Ramsey Communities Neighbourhood Plan, contributions beyond CIL may only be justified through S106 obligations towards outdoor sports, off-site allotment provision and wheeled bin provision.
- 7.6 In order to calculate the required obligations, the Developer Contributions SPD requires that dwelling numbers are translated into population. Currently, average household numbers are calculated at 2.16 persons per household. This development, at 199 dwellings, would therefore equate to a population of 430 people.
- 7.7 In summary, the following contributions have been identified as being required by the adopted Developer Contributions SPD, or requested by consultees and are considered to meet the tests in 122 of the CIL Regulations and would accord with policy LP4 of the Local Plan and Policy 7 of the Ramsey Communities Neighbourhood Plan;
- That 40% (up to 80 units) of the dwellings are provided affordable, as defined within the NPPF (with an expected provision of 70% to be provided as social or affordable rented properties and 30% shared ownership properties).
 - A financial contribution of £120,355.20 towards off site outdoor sports provision. A specific project can be identified in due course, however, Ramsey is supported by a range of outdoor formal sports facilities which could benefit from this contribution such as Ramsey Tennis Club, Ramsey Golf and Bowls Club and Ramsey Cricket Club which also supports football provision for Ramsey United.

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- A financial contribution of £33,282.86 towards off site allotment provision. HDC does not provide or maintain any allotments in the area, however it is noted that Ramsey Town Council and Bury Parish Council manage allotments. This can be secured within the S106, to be offered to Ramsey Town Council in the first instance to expand/enhance their allotment provision, followed by an offer to Bury Parish council (given proximity) in the event that the Town Council are not able to accept this contribution. If neither the Town Council or Parish Council are able to accept the contribution, it will not be payable through a cascade mechanism.
- A financial contribution of £114 per dwelling for wheeled bins and £669 per communal bin.

- 7.8 It is noted that neighbour comments have raised concern about a lack of school places, GPs and dental care within Ramsey and the NHS Cambridgeshire and Peterborough Integrated Care Board (ICB) requested a financial contribution towards the extension/refurbishment of primary care facilities.
- 7.9 As noted elsewhere within this report, Officers have carefully considered whether the LPA could reasonably seek S106 contributions, including a consideration of the relationship between the application site and the existing development to the north. For the reasons set out in this report, Officers judgement is that the LPA could not reasonably secure S106 contributions towards off-site education or health capacity in this instance. Ultimately, as this application is a small-scale major development for less than 200 dwellings, S106 contributions for off-site education and health infrastructure cannot be justified as these should be funded through the Community Infrastructure Levy.
- 7.10 The County Council as Education Authority acknowledges that education provision for developments of this scale (less than the 200 dwellings) would be from the Community Infrastructure Levy. The financial contribution requested by the ICB have been carefully considered but cannot be justified as meeting the relevant legal tests.
- 7.11 Once projects are identified to increase capacity in local schools and primary health care facilities these could be funded through CIL. Refusal of the application on the basis of a lack of S106 contributions towards education and health infrastructure could not therefore be substantiated.
- 7.12 Notably, the East of England Ambulance Service NHS Trust (EEAST) requested a financial contribution towards the relocation and expansion of the existing Huntingdon Ambulance Hub to meet the increased local demand for ambulances arising from the proposed development. A direct link between the proposed development and the requirement for increased ambulance services has not been demonstrated to justify the requested contribution towards the relocation and expansion of the existing Huntingdon Ambulance Hub as meeting the legal tests. Any infrastructure requirement for the Ambulance Service could be considered under the appropriate governance arrangements for CIL via a CIL application for funding.

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- 7.13 Subject to the necessary obligations being secured by a S106 Agreement, and CIL payments being secured, the proposal complies with the aims of Local Plan Policy LP4, Policy 7 of the Ramsey Communities Neighbourhood Plan (April 2026) and the developer Contributions SPD (2011). This is a matter afforded neutral weight in the overall planning balance.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 The preceding sections identify both benefits and harms arising from the proposal. The final planning judgement requires these competing considerations to be weighed together.
- 8.2 The proposal is for residential development on the edge of, but outside the settlement boundary for Ramsey, as defined by Policy 1 of the Ramsey Communities Neighbourhood Plan (Submission Version, April 2026). The NPPF (2026) dictates that the proposal must be assessed against NDMP S5.
- 8.3 HDC cannot currently demonstrate a five-year supply of deliverable housing sites. The proposal for up to 199 dwellings would therefore address an evidenced unmet need for the purposes of NDMP S5(1)(j).
- 8.4 As established by this report, the proposal satisfies the tests of NDMP S5(1)(j)(i).
- 8.5 On this basis, NDMP S5(1) directs that the proposal should be approved unless the benefits would be substantially outweighed by adverse effects, assessed against the national decision-making policies.
- 8.6 NDMP S5 (2) of the NPPF clarifies that the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.
- 8.7 There are 15 NDMPs which state that proposals should be refused in specific circumstances. These include the following NDMPs which are applicable to the current proposal and have been assessed within this report:
- S6 (Conflict with a Neighbourhood Plan);
 - L3 (Achieving appropriate densities);
 - DP3 (Key principles for well-designed places);
 - TR6 (Assessing Transport Impacts);
 - F6 (Development in areas at risk of flooding from rivers or the sea);
 - F7 (Ensuring development is safe from flooding);
 - N2 (Improving the natural environment);
 - N6 (Areas of particular importance for biodiversity and geodiversity).
- 8.8 As established by the assessment undertaken in this report, the proposal does not fail to comply with any of these NDMP's.

- 8.9 Of note, NDMP S6 of the NPPF is clear that adverse effects arising from conflict with a neighbourhood plan policy are unlikely to substantially outweigh the benefits of approving development unless the Neighbourhood Plan is less than five years old and contains allocations to meet its identified housing requirement. The Ramsey Communities Neighbourhood Plan contains no housing allocations, therefore, even in the event that the conflict arising with Policy 2 of the Neighbourhood Plan was afforded full weight, this would still be “unlikely to substantially outweigh the benefits of approving development” when considered in isolation (it remains a matter to be weighed in the overall balance, alongside other considerations).
- 8.10 It is therefore necessary to consider whether there are there any other material considerations which mean that the benefits of approving the proposals are likely to be substantially outweighed by the adverse effects (the planning balance).
- 8.11 The assessment undertaken by this report has identified harm and benefits arising from the development proposal and the weight which should be applied to these within the overall planning balance. These can be summarised as follows:

Harm:

- Localised harm to the landscape character (including settlement coalescence and settlement identity) and visual amenity which is capable of being mitigated, particularly in the longer term, by sensitive design and structural planting (which can be secured by condition). After mitigation, the overall level of harm arising to landscape character and visual amenity is considered to be low and should be afforded commensurate negative weight in the planning balance.
- Conflict with Neighbourhood Plan Policy 2 which designates the whole of the application site as a settlement gap. Having regard to the NPPF (2026), it is considered that the weight which may be applied to this conflict is limited by the fact that the objectives of Policy 2 could continue to be achieved through a narrower area of separation than that identified by the policy.
- The permanent loss of approximately 9ha of BMV agricultural land, contrary to the aims of Local Plan Policy LP10(a)(i). Having regard to NPPF Annex A, the conflict arising with LP10 can be afforded very limited weight. The loss of 9ha of agricultural land is not considered to be a significant loss of BMV land and would not materially impact UK food production/security. On this basis, Officers attribute a low level of weight to the harm arising.
- The objection from the Middle Level Commissioners on the grounds of flood risk results in a limited degree of conflict with Local Plan Policies LP5, LP6 and LP15. For the reasons set out in this report, the proposal satisfies all other requirements of local and national planning policy in terms of flood risk (and is supported by other relevant consultees). The parts of policy LP5, LP6 and LP15 which require agreement from the Middle Level

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Commissioners are considered to be materially inconsistent to the NPPF (2026) and therefore can be afforded very limited weight.

Benefits:

- The application site represents a sustainable location and would represent effective use of land which is well related to the existing settlement. This attracts positive weight in the planning balance.
- Compliance has been demonstrated with Local Plan Policies LP11 and LP12 in terms of design. This attracts substantial positive weight as stipulated by NDMP SP3 of the NPPF.
- The proposal contributes to meeting an identified housing need, including Affordable Housing. This attracts substantial weight as stipulated by NDMP HO7 of the NPPF.
- The proposal includes improvements and extension to the existing PRow network. Having regard to the localised nature of these improvements this may be afforded some (less than substantial) positive weight in the planning balance.
- The economic contribution that the construction and occupation of the proposed development would make to the local economy may be afforded limited positive weight in the planning balance.

8.12 A total of 4 harms are identified – all of which are judged to be low in magnitude and/or attract limited weight in the planning balance. A total of 5 benefits are identified, two of which are to be afforded significant weight in the planning balance.

8.13 On this basis, subject to the imposition of conditions and securing obligations, it is concluded that the benefits of permitting the proposed development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework

9 RECOMMENDATION AND CONDITIONS/REASONS

9.1 GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY AND SUBJECT TO A S106 LEGAL AGREEMENT

OR

SUBJECT TO CONSULTATION WITH THE SECRETARY OF STATE*, REFUSE PERMISSION IN THE EVENT THE S106 AGREEMENT HAS NOT BEEN COMPLETED AND THE APPLICANT IS UNWILLING TO AGREE AN EXTENDED PERIOD FOR DETERMINATION, OR THAT THE APPLICANT IS UNWILLING TO COMPLETE THE OBLIGATION NECESSARY TO MAKE THE DEVELOPMENT ACCEPTABLE.

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*In accordance with The Town and Country Planning (Consultation) (England) Direction 2026, where a local planning authority proposes to refuse an application for planning permission for development which includes the provision of 150 or more dwellings, the authority must consult the Secretary of State before determining the application.

Conditions (to include the following points, full drafting of the suggested conditions will be provided as part of the Late Representations)

- Time limit
- Reserved matters
- Time limit for reserved matters
- Approved plans
- Scale Parameters (Maximum 220 dwellings. Minimum 37% green infrastructure. Minimum 1.1km circular footpath)
- Parameter plans compliance
- Levels (to be provided with reserved matters)
- Fire hydrants
- PRow scheme
- Travel Plan
- Off site works to pedestrian infrastructure on The Malting
- Off site works to signalise the Biggin Lane/B1040 Bury Road junction
- Details of future management of proposed streets
- Condition surveys of public highway
- Roads, footways and cycleways to be constructed to at least binder course surfacing level prior to occupation
- Foul drainage strategy
- Crime prevention measures
- Archaeology
- Surface water drainage details, including maintenance
- Managing surface water run off during construction
- Ecological mitigation measures
- Time limit on species surveys
- Construction Environmental Management Plan (Biodiversity)
- Biodiversity enhancement
- On site measures to enhance recreational opportunities
- Lighting design strategy for biodiversity
- Habitat Management and Monitoring
- Tree protection
- Hard and soft landscaping
- Land contamination
- Construction Environmental Management Plan (construction) including noise and dust management and construction traffic management
- Waste management and minimisation
- Housing mix
- M4(2) and M4(3)
- Bin collection points

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- Cycle parking
- Water efficiency

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Bury Parish Council
www.buryparishcouncil.co.uk

4th September 2025

Sent by email:
developmentcontrol@huntingdonshire.gov.uk

Dear Sir/Madam.

[25/01382/OUT | Outline application with all matters reserved save for access for erection of 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 | Land South Of The Malting Ramsey](#)

Bury Parish Council understands this proposed development is within the Ramsey parish boundary but it sits at one of the furthest points of Ramsey in to Bury and is cupped on 2 sides by Bury village . The Council have been consulted on this application as statutory consultee neighbour.

Bury has already experienced very significant housing growth in the last decade, far exceeding what the village can reasonably accommodate without fundamental impacts on its identity, infrastructure, and services.

The Parish Council holds verified growth data provided directly by Huntingdonshire District Council via the Strategic Community Infrastructure Levy (CIL) application process. This confirms that:

Between 2011 and 2022 we saw 248 net completions, representing a 35% increase in dwelling stock from 2011 levels. In the next five years alone, a further 212 dwellings are expected, with 537 homes already committed on site by 2036. This represents 121% growth for our village, more than doubling it's size in a single plan period and placing unprecedented pressure on local infrastructure and services.

Neighbouring town of Ramsey has also seen significant growth, with 558 net completions between 2011–2022, a 15% increase in its housing stock. The combined effect of growth in both parishes is placing unsustainable pressure on shared road networks, schools, health services, and drainage systems.

Despite the rapid and disproportionate growth in Bury, the Huntingdonshire District Council Infrastructure Delivery Plan (IDP) fails to recognise Bury as an area requiring additional infrastructure. The IDP is intended to identify needs for schools, health services, transport, drainage, and importantly, community facilities. By omitting Bury, the plan has left this parish without district-level recognition or investment in the very facilities needed to sustain its fast-growing population.



This omission is a direct conflict with the Local Plan's requirement that development be supported by the timely provision of infrastructure.

Because HDC's Infrastructure Plan overlooked Bury, our community has been left without the support or funding needed for essential facilities. That is why the Parish Council is now having to lead and fund the Guardroom Community Project—to provide the community space and meeting facilities that should have been recognised and planned for at district level.

This demonstrates the consequences of the IDP's failure to account for Bury's growth: the village is doubling in size, but residents are being left without the basic community buildings that should come alongside it.

This level of cumulative growth is a severe and disproportionate impact directly on our village, undermining the Neighbourhood Plan, settlement identity, and the ability of infrastructure and services to cope.

An Extraordinary Parish Council Meeting was held on Tuesday 2nd September 2025 which was well attended by Bury residents who provided detailed evidence and lived experience of life in Bury.

Summary of Resident Concerns

Residents expressed strong and consistent objections to the proposed development.

Traffic and Highways:

Residents highlighted that the B1040 already records upwards of 7,500 vehicles daily, (data logger recordings), and this proposed scheme would add around 440 more cars, creating over 1,200 additional movements each day. The narrow pinch points in Bury already cause conflicts between HGVs and buses, with reports of property damage and danger to pedestrians. There was strong concern that no proper traffic surveys at peak times have been carried out.

Flooding and Drainage:

Flooding is a major concern, with repeated incidents in the village linked to lack of attenuation on recent housing developments. Residents reported that attenuation ponds at other sites have not functioned as intended, with drains and soakaways already overwhelmed. The Longland Crescent development was cited as an example, where surface water regularly runs onto Upwood Road (B1040), Grenfell Road and the High Street (B1040) rather than being attenuated.

Infrastructure and Services:

The village is already struggling with infrastructure capacity. Schools are full, with a nursery waiting list of 100 children, while residents find it difficult to access GP appointments or dentist services. Policing levels are also minimal. Residents stressed that existing services cannot support further large-scale housing growth.

Village Character and Quality of Life:

Many residents expressed that Bury is "being taken over" by new housing, with its rural character and village identity being eroded. The cumulative effect of successive developments is altering the nature of the settlement and undermining the quality of life for those who live there.

Housing Mix and Contributions:

Concerns were also raised about the levels of affordable housing. Affordable housing is zero rated for Community Infrastructure Levy. Residents felt this undermines the ability of the local community to secure funding for mitigation or improved facilities to address the pressures new housing brings.



These concerns represent lived experiences from residents who see and feel the effects of overdevelopment daily. Reinforcing the objection, demonstrating that the proposal would worsen traffic, flooding, and infrastructure pressures, while undermining village identity.

Bury Parish Council reasons for objection to the proposed development:

1. Conflict with the Bury Neighbourhood Plan & Local Plan

- The site lies within the designated Protected Settlement Break between Bury and Ramsey. Bury Neighbourhood Plan policy explicitly states: “Proposals for built development within the protected settlement break will not be supported unless the purpose of preventing coalescence and retaining separation is secured.”
- The proposal would urbanise the Ramsey–Bury edge, erode the last open gap, and result in coalescence.
- Huntingdonshire Local Plan 2036 Policy LP11, LP12, and LP19 all require development to respect settlement character and avoid harmful coalescence. This scheme is clearly contrary.
- HDC’s own Land Availability Assessment deemed the site unsuitable for development due to countryside encroachment and integration challenges.

2. Highways & Transport

- Parish Council data (traffic data logger) shows 7,584 daily vehicle movements on the B1040 through Bury. This scheme adds 440 cars, meaning an average of 1,200 trips a day on the one road in and out of the site.
- Residents already report HGV and bus conflicts, property damage and congestion, at the pinch point narrowed section of Bury’s High Street.
- Cambridgeshire County Council Highways has raised concerns; no credible mitigation has been proposed.
- The development is therefore contrary to the Local Plan 2036 Policy LP16 (Sustainable Transport) and NPPF para 110–112.

3. Flood Risk & Drainage (Surface Water)

- We experience regular flooding incidents at times of heavy rainfall.
- The Middle Level Commissioners confirm the system is effectively “at capacity” Oct–Apr and future increases in system capacity cannot be guaranteed.
- The scheme proposes discharges to an already overstretched network, without proof of capacity or long-term performance.
- This conflicts with Local Plan Policy LP5 (Flood Risk), LP6 (Water Resources), and NPPF paras 159–169.

4. Foul Drainage

- Anglian Water’s objection is decisive: “No sustainable foul connection is available.” The applicant’s outline foul strategy is based on assumptions and unverified surveys.
- Granting permission would risk sewer flooding and environmental harm, contrary to NPPF paras 7, 8 and 180, and Local Plan Policy LP6.
- Without a deliverable foul solution, the scheme is not viable and cannot contribute to the 5-year housing land supply.



5. Education & Infrastructure

- Abbey College, the only secondary school serving Ramsey and Bury, is already under severe strain. The current Year 7 intake had to be increased from 210 to 240 places (with 237 already filled), while Years 8–11 are already oversubscribed, with 19 applications competing for just 11 available places.
- Any additional pupils from new development will place unsustainable pressure on teaching staff, classroom space, and pastoral care.
- Without significant long-term investment, the risk of overcrowding is high.
- Increased pupil numbers will add to traffic and drop-off congestion on Hollow Lane, raising further safety concerns.
- No realistic mitigation has been proposed; contributions under S106/CIL will not be sufficient to resolve these deficits.
- Therefore, the scheme is contrary to Local Plan Policy LP4 (Infrastructure Provision).

6. Housing Mix & Contributions

- Higher percentage affordable housing mix reduces levy receipts, undermining delivery of community facilities.
- Bury Parish Council has live projects (MUGA, Allotments, Guardroom Community Hub, community gardens and open spaces with play equipment) that require developer contributions.
- This proposal fails to make adequate provision for local needs, contrary to Bury Neighbourhood Plan objectives.

7. Resident Evidence

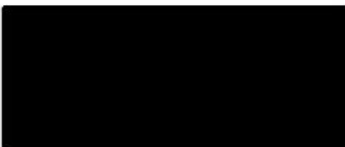
- Residents presented lived experiences of flooding, foul sewer failure, traffic congestion, and loss of community identity.
- These concerns are material and must be given weight under NPPF para 55.

Conclusion

This application is contrary to the HDC Local Plan, Bury Neighbourhood Plan, undermines settlement identity, coalesces Bury and Ramsey, and provides no realistic solution to foul drainage, surface water, traffic, or infrastructure. It cannot contribute to 5-year housing land supply because it is undeliverable.

Therefore, Bury Parish Council strongly urges this application be refused.

Yours faithfully



Bury Parish Council



Bury Parish Council, Cambs



21st September 2026

Sent via email to: developmentcontrol@huntingdonshire.gov.uk

Bury Parish Council – Consultation Response
Planning Application: 25/01382/OUT – Land South of The Malting, Ramsey Further
Consultation – September 2026

Bury Parish Council submits this response to the latest re-consultation on application 25/01382/OUT.

Since the last round, a further large volume of documents has been uploaded to the portal. The Council will continue to review these in good faith, but the scale of late material and a 14-day consultation period places a significant burden on a small parish authority.

1. Status of Previous Objections

The Council's previous objections remain in place. No statutory consultee has withdrawn an objection affecting Bury.

Foul Drainage – Anglian Water (AW)

Anglian Water's formal objection remains active. Anglian Water maintains a formal, live objection, the follow-up response substantiates and explains the objection, it does not dilute or replace it.

There is no evidence in the portal documents that the developer has provided any mitigation capable of resolving this objection. No strategic foul capacity solution, no confirmed point of connection, and no developer-funded upgrade has been identified. Later AW correspondence relating to 199 dwellings does not supersede or withdraw the objection for the scheme.

Surface Water & Catchment Flooding – Middle Level Commissioners (MLC)

The Middle Level Commissioners' position is unchanged. They continue to identify the area as an Acute Drainage Area, noting:

"MLC will not issue consents until robust hydraulic modelling demonstrates no downstream harm."

There is no evidence in the portal documents of any mitigation measures from the developer that satisfy MLC's requirements. No catchment-wide hydraulic model, no Slade Dyke modelling, and no Bury Brook modelling has been provided. The objection therefore remains fully intact.

Highways

The Highway Authority has not issued a final "no objection". Their latest response confirms that the proposed signalised junction is only agreed in principle, subject to resolution of multiple technical concerns and a Stage 1 Road Safety Audit.



2. Settlement Break & Neighbourhood Plans

Both the Bury Neighbourhood Plan (Made) and the Ramsey Communities Neighbourhood Plan (Examiner's Report) protect the settlement break between Bury and Ramsey.

The Ramsey examiner states:

"The examiner supports Policy 2 in principle to maintain separation between Ramsey and Bury."

The Bury NP First Review reiterates that development within this break will not be supported where it undermines physical or visual separation. The proposed development sits directly adjacent to this protected gap and would materially erode the distinction between the two communities.

3. Traffic Light Junction – Outstanding Concerns

The proposed signalisation of the Biggin Lane / B1040 junction remains unproven and unresolved. The latest submissions do not demonstrate that the design is safe, deliverable, or compliant with standards.

4. Education – Significant Capacity Deficits

Cambridgeshire County Council's Education S106 Supporting Statement identifies substantial deficits in early years, primary and secondary capacity across the Ramsey area.

The development is forecast to generate 88 primary pupils. Bury primary is the closest school within a short walk of the proposed site, meaning Bury will experience direct pressure on school places, walking routes, parking, and daily traffic movements.

5. Healthcare Provision

The Cambridgeshire & Peterborough Integrated Care System has confirmed that local GP provision is already operating with a health infrastructure deficit and does not have the capacity to absorb additional residents. The ICS identifies a requirement for additional primary care floorspace and a contribution of £218,303. There is no evidence in the portal documents of any subsequent ICS response, nor any indication that the applicant has addressed or mitigated this objection. The ICS position therefore remains live and unresolved.

6. Functional Relationship with Bury

Although the site lies within Ramsey parish administratively, it is bounded by Bury on two sides and will rely heavily on Bury:

- Road network
- Drainage catchment
- Primary school
- Local services and facilities

Residents will rely on Bury roads, drainage, and services.

Any approval must therefore recognise Bury as a directly affected community.

7. Community Concerns

Residents continue to raise concerns about:

- Flooding and drainage failures
- Cumulative development at the former RAF site in Bury (not Upwood)
- Highway safety at the B1040 and Upwood Road
- Pressure on Bury's primary school and wider catchment schools
- Loss of the settlement break and creeping coalescence

These concerns are consistent, long-standing, and supported by both neighbourhood plans.



8. Local and Neighbourhood Plan Policies

The proposal conflicts with multiple policies across the Huntingdonshire Local Plan 2036, the Draft Local Plan 2046, the Bury Neighbourhood Plan (Made), the Bury Neighbourhood Plan First Review (Reg.14 Draft), and the Ramsey Communities Neighbourhood Plan. These conflicts relate to settlement separation, unresolved statutory drainage objections, education and health infrastructure deficits, highway safety concerns, and direct impacts on Bury's community facilities and movement network.

In addition, the former RAF site in Bury provides a more suitable and deliverable location for housing growth than this proposed site. Phase 1 of the site has already delivered 160 new homes and installed the core infrastructure needed to support future phases. Phase 2 is pending permission, but the site is already primed for development of up to 317 new homes, with surface water infrastructure to an attenuation basin, new rising main, electricity supplies, public open space and road connections already provided or planned to link into the next phase. As this site is identified in the Local Plan and benefits from existing strategic infrastructure, it is better aligned with planned growth and is more appropriate for development than an unallocated proposal that would place additional pressure on Bury's roads, drainage, services and settlement separation.

9. If the LPA Is Minded to Approve

Without listing requirements or suggesting solutions, Bury Parish Council notes that any approval would need to address the direct impacts on Bury, including:

- The effect on Bury's road network and safe walking routes
- The impact on Bury's drainage catchment and downstream flood risk
- The pressure on Bury's primary school
- The erosion of the settlement break
- The wider community infrastructure impacts arising from a development that will rely heavily on Bury

These matters must be considered within Bury, not solely within Ramsey.

Conclusion

Bury Parish Council maintains its objection to this application.

Key statutory objections from Anglian Water and the Middle Level Commissioners remain unresolved, the proposed signalised junction has not been demonstrated to be safe or deliverable, and the Education Authority identifies significant capacity deficits that will directly affect Bury.

The development would erode the protected settlement break between Bury and Ramsey and place additional pressure on Bury's roads, drainage catchment, primary school and community infrastructure.

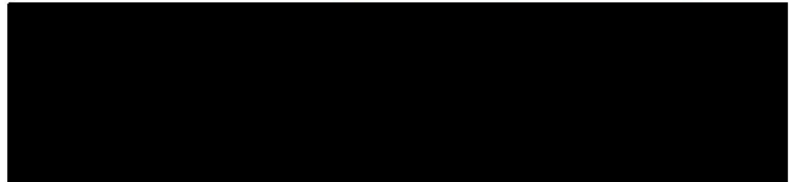
The Parish Council asks the Local Planning Authority to give full weight to these matters, to the evidence contained in both neighbourhood plans, and to the concerns consistently raised by Bury residents.

Yours sincerely

Bury Parish Council



Bury Parish Council, Cambs
www.buryparishcouncil.gov.uk



20 January 2026

Sent by email: developmentcontrol@huntingdonshire.gov.uk

Dear Sir/Madam,

**Re: 25/01382/OUT – Land South of The Malting, Ramsey
Outline application for up to 220 dwellings (access only)**

Thank you for allowing an extension of time for Council to consider this latest application.

Having reviewed the additional submissions and consultee correspondence, the Parish Council continues to object to the proposal.

The proposal conflicts with the made Neighbourhood Plan, as the application site lies within the designated Protected Settlement Break intended to prevent coalescence between Bury and Ramsey and safeguard the separate identity and setting of each settlement.

A development of up to 220 dwellings would, by its nature, reduce that separation and risks undermining the purpose of the designation. While the applicant may seek to rely on the tilted balance, the Parish Council considers it remains important that conflict with the Development Plan and identified harms are clearly set out and properly weighed against the benefits claimed.

In addition, the Council notes that the District Council's previous sustainability/land availability assessment work (e.g. Draft Local Plan / Call for Sites) concluded that this site was not suitable for housing development. In those circumstances, the Parish Council would welcome clear and robust evidence explaining what has materially changed and how the constraints previously identified have been satisfactorily addressed. In the absence of that justification, the Council considers the proposal would represent an unexplained departure from the Development Plan.

Although the application site lies administratively within Ramsey parish, it is located at the western edge of Ramsey and is bounded on two sides by Bury village. In practical terms, this development sits on Bury's boundary and will function as an extension towards Bury rather than towards Ramsey town centre.

Residents of the proposed development are likely to rely on:

The primary school
Road network (Upwood Road and Warboys Road);
Local services and infrastructure, which are closer and more accessible than Ramsey town centre.

The assessment and any mitigation should therefore reflect this functional relationship and where impacts will be experienced.



The Parish Council has identified a material factual error in the applicant's Recent Housing and Coalescence Plan. The plan incorrectly labels Dehavilland Gardens (the former Clinic Site) as RAF Upwood Phase 1.

For clarity:

Dehavilland Gardens is the development on the former RAF Clinic site (60 new homes built).

RAF Upwood Phase 1 lies adjacent to Dehavilland Gardens and comprises 160 dwellings (currently under construction);

RAF Upwood Phase 2 lies behind Phase 1 and comprises a potential further 317 dwellings (planning application 21/00572/FUL);

Phases 3 (170 homes) and 4 (light industrial), identified in the emerging Local Plan, would further reduce any meaningful settlement break.

This mislabelling understates cumulative development, misrepresents urbanisation, and affects the accuracy of the baseline used to assess settlement separation. The Parish Council considers it important that decisions are made on a correct and transparent evidence base.

The Parish Council further notes that RAF Upwood lies primarily within Bury parish, despite its name. Treating RAF Upwood as "Ramsey development" risks misrepresenting where cumulative impacts are experienced. The Council therefore asks that the baseline mapping/evidence is corrected and that settlement separation is reassessed using accurate cumulative development data.

The Parish Council represents residents living with the consequences of infrastructure and drainage constraints.

In December 2020, homes locally flooded following heavy rainfall and upstream development impacts. On that occasion:

- Slade Dyke overtopped;
- floodwaters were unable to reach attenuation ponds or storm drains; and
- the system failed under real-world conditions.

This was not a modelling scenario; it was a lived event with lasting consequences.

During heavy rainfall, significant surface water runoff is regularly observed from the new housing land; Longland Crescent, Dehavilland Gardens, and RAF Upwood Phase 1 (Aviator Park) onto Upwood Road, despite attenuation ponds and the County Council owned ditch network, neither of which appear to capture this runoff effectively.

Residents of Brookfield Way, along with properties between Bury Brook and these higher upland areas of new development, frequently report rising water levels within homes and flooded gardens, evidenced by gurgling toilets and sinks. In addition, the foul drainage outlet on the village sports field is compromised during such events and empties onto the village playing field.

The Parish Council remains concerned that the submitted drainage information does not yet demonstrate a catchment-wide understanding of the interconnected systems including Bury Brook, Slade Dyke, and the wider Middle Level network. The Council asks that flood risk and drainage are assessed cumulatively and in combination across consented and emerging sites, rather than treating this proposal in isolation.



The Parish Council places significant weight on the formal objection submitted by the Middle Level Commissioners (MLC), a Defra-recognised Risk Management Authority and the approving body for surface water, groundwater and foul water consents in this area.

The MLC have:

- objected to major development within the Bury Brook catchment where flood risk may increase, including this application;
- designated the area an Acute Drainage Area, requiring higher standards of evidence and mitigation;
- confirmed they will not issue consents until robust hydraulic modelling demonstrates no downstream harm;
- rejected the notion that “greenfield runoff rates” alone prevent flood risk;
- referenced unresolved flooding issues (including December 2020) and wider maintenance/governance concerns; and
- expressed concern about piecemeal development and cumulative attenuation schemes.

Further to the MLC formal objection, their correspondence (8 January 2026) makes clear that restricting surface water discharge to greenfield run-off rates, while important, would not in itself address flooding issues experienced locally. They advise that flood risk must be assessed holistically, including the volume of water transferred, response times, the capacity and condition of receiving watercourses, downstream water levels across the Middle Level network, and wider “Fenland” conditions influencing system performance.

They emphasise that impacts from this site, the Dispersal Way site, and future development within the Bury Brook sub-catchment should be considered together.

The Commissioners consider a catchment-wide hydraulic model and Drainage Strategy for the Bury Brook sub-catchment is required if further growth is to proceed without worsening water level management, flood risk and environmental harm, and they propose a Multi-Agency Group to oversee and peer-review this work.

They also advise that a detailed study, hydraulic model and Drainage Strategy for The Slade sub-catchment should be prepared by an appropriately experienced independent consultant funded by the developers, and that a Water Framework Directive assessment would be appropriate.

In light of this, the Parish Council considers it would be prudent not to grant permission unless and until the modelling and strategy work recommended by the MLC is completed, independently reviewed, and demonstrates no downstream harm with consents realistically capable of being issued.

The LPA has acknowledged that Policy LP5 applies and requires compliance with MLC requirements; at present, the Council’s understanding is that those requirements have not yet been met.



Anglian Water has issued a formal objection in respect of foul sewerage capacity.

Anglian Water has confirmed that:

- the development would create an unacceptable risk of flooding to existing customers and the environment
- no sustainable point of connection is currently available
- no strategic investment scheme is currently planned to resolve the constraint and
- inclusion in AMP9 (2030–2035) is a possibility, not a commitment.

Anglian Water's further response reinforces that objection:

The Ramsey WRC is operating under a DWF permit; the proposal would add c. 83.16m³/day; additional flow risks spill events/permit exceedance; and cumulative flows from other consented developments are not accounted for.

The Parish Council has identified an issue in the submitted Highway Safety Audit. The Personal Injury Accident Plot excludes Upwood Road (B1040), despite:

- the indication of a site access being located in Bury parish via the RAF Upwood development
- Upwood Road being one of only two routes in and out of Bury and
- existing congestion, conflict points, and safety issues.

The Council considers this omission understates risk and asks that the evidence base is corrected and the impacts (including cumulative traffic from consented/emerging schemes) are reassessed before determination.

Flooding, sewer surcharge and highway impacts are foreseeable risks, evidenced by historic events and statutory consultee objections. Once permission is granted, the planning system can have limited ability to remedy impacts experienced by residents.

The County Council's S106 Education Supporting Statement confirms the scheme would generate additional demand (66 early years, 88 primary, 55 secondary pupils) and that, alongside other growth, the area is forecast to be in deficit by 2029/30 (primary -222; secondary -381).

Although CCC seeks substantial S106 mitigation with payment triggers largely before occupation and by 50% occupation, it also states that for early years and primary a "specific project is not committed" at this stage and relies on generic cost assumptions rather than a defined, deliverable expansion scheme.

The Parish Council therefore asks that there is clarity on a specific, deliverable education mitigation package that can be delivered in step with occupation to avoid pressure on local provision.



Any approval should be accompanied by fair and enforceable mitigation, with developer contributions directed to Bury as well as Ramsey, reflecting where impacts will actually be experienced.

The Parish Council remains concerned that, while developer contributions for education and other infrastructure may have been secured through earlier consents, there is not a clear, publicly available delivery programme showing how capacity expansion will keep pace with cumulative development.

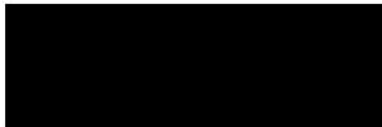
In Conclusion

The Parish Council respectfully asks the Local Planning Authority to give significant weight to:

1. The conflict with the made Neighbourhood Plan settlement separation designation
2. The lived experience of our residents and pressures on our infrastructure
3. The outstanding formal objections from statutory consultees (Anglian Water and Middle Level Commissioners)
4. The need for a corrected baseline for highways and settlement separation, and for cumulative assessment.

For these reasons, Bury Parish Council maintains its objection and asks that planning permission be refused.

Yours faithfully



Executive Officer
BURY PARISH COUNCIL

From: DevelopmentControl
Sent: 14 May 2026 13:42
To: DevelopmentControl
Subject: Comments for Planning Application 25/01382/OUT

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 14/05/2026 1:42 PM from Bury Parish Council.

Application Summary

Address:	Land South Of The Malting Ramsey
Proposal:	Outline application with all matters reserved save for access for erection of up to 199 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane
Case Officer:	Hollie Renney

[Click for further information](#)

Customer Details

Name:	Bury Parish Council
Email:	executive.officer@buryparishcouncil.gov.uk
Address:	9 Battle Road Upwood Huntingdon

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Bury Parish Council notes the further consultation on this application, including the reduction in the proposed number of dwellings from 220 to 199. While the reduction from 220 to 199 dwellings may be a material change, it does not overcome the previous objections raised in relation to drainage, foul water capacity, highways, health provision, education, infrastructure, settlement coalescence, local character, or the cumulative impact of development in Ramsey and Bury. The latest consultation responses from the Middle Level Commissioners, Anglian Water, Cambridgeshire County Council Highways and the Integrated Care Board continue to demonstrate that the impacts of the development have not been satisfactorily resolved. The responses from residents and consultees do not alter or overcome the concerns previously raised.

Bury Parish Council also notes the continuing strength of local concern regarding this proposal. Community responses show that residents remain very concerned about the scale, location and impact of the development.

The Bury Neighbourhood Plan designates this site as a settlement gap and the Ramsey Communities Neighbourhood Plan seeks to prevent further coalescence between settlements and to protect the separate identity and character of their communities.

The proposal raises serious and continuing concerns regarding:

- pressure on healthcare provision
- education capacity
- foul water capacity
- surface water drainage and flood risk
- pedestrian and cycle safety
- highway safety
- traffic generation
- community infrastructure
- local character
- settlement pattern
- coalescence between settlements
- the cumulative impact of recent and proposed development in Ramsey and Bury.

Bury Parish Council considers that the revised proposal remains contrary to the aims and policies of the Bury Neighbourhood Plan, the Ramsey Communities Neighbourhood Plan, Huntingdonshire District Council's adopted planning policies, and the principles of sustainable development.

The development would not be adequately supported by existing infrastructure and would cause harm to neighbouring communities. The reduction in housing numbers does not alter the Parish Council's view that the application remains unacceptable in planning terms.

For these reasons, Bury Parish Council remains unanimously opposed to the application.

Kind regards

From: DevelopmentControl
Sent: 29 August 2025 13:06
To: DevelopmentControl
Subject: Comments for Planning Application 25/01382/OUT

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 29/08/2025 1:05 PM from Mrs Lisa Renfree.

Application Summary

Address:	Land South Of The Malting Ramsey
Proposal:	Outline application with all matters reserved save for access for erection of 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
Case Officer:	Hollie Renney

[Click for further information](#)

Customer Details

Name:	
Email:	ramseytc@ramseytowncouncil.gov.uk
Address:	Ramsey Town Council Great Whyte Ramsey Huntingdon

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	. Proposed by Cllr V Fendley and Seconded by Cllr J Clarke Council voted UNANIMOUSLY for the District Council to REFUSE the application. The reasons cited were: - Highways Safety - only having one access point for vehicles causing risk for highways safety, the potential 1210 vehicular movements per day through one access route and onto one road system that is already overwhelmed from other new developments. Council was concerned that traffic surveys would be undertaken on non-peak times giving distorted figures. The follow-on movement onto Bury Road junction or Park Road to Field Road would bring further risk to highway safety and quantity of vehicles having an impact on pedestrians in particular children walking to schools from the community. Council noted that Cambridgeshire County Council had objected to the development on highway safety saying it requires multiple access points for the size of the development. - Huntingdonshire District Council in a previous North-east Land Availability Assessment (Ramsey area 4- Ramsey 2 described as Land west of Longland Crescent) stated: In combination the outcomes of the LAA and SA indicate that the site: is considered not to be

potentially appropriate for development as development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalescence between these settlements and therefore adversely impacting landscape and townscape character. It also stated Capacity calculation not undertaken as site is inappropriate for development. Council agreed the site was unsuitable for development.

- Bury Parish Council's Neighbourhood Plan section 36 which states - Ramsey and Bury have already coalesced in part over past decades, this means that the remaining physical and visual breaks that remain are even more important to protect and in the plans goals section it also states- Maintain the character and vitality of the village: Integrate new housing into Bury such that the character, appearance and distinct village identity is maintained; ensuring that further coalescence with Ramsey does not take place. Council agreed with this statement and felt the development of this site would go against Bury Parish Council's Neighbourhood Plan.

- Drainage- Council were hugely concerned on the surface water level run off and the provision being allocated would not be sufficient, previous site developed by this developer had not put in adequate provision and Council felt the surface water run-off from the development would be limited to a rate equivalent to 9.3 litres per second was a gross understatement. Slade Dyke where the run-off would head to is currently under pressure putting further risk for flooding to Field Road, and Slade Close. They also noted that Anglian Water had objected to the application on the removal of foul waste with risk of contamination and they had no future plans to increase the provision in that area, this went against what was stated in the developers plans of using the existing links to foul waste on Biggin Lane.

- Neighbouring Objections - Council had twenty-four objections from residents at their planning meeting and noted the objections from residents already posted on Huntingdonshire District Council's Planning Portal. Council represents the views of their residents and object to this development on the resident's behalf.

- Emerging New Plans- Ramsey is developing a Neighbourhood Plan and whilst it has not reached referendum the consultation survey identifies the concerns of over-development and lack of infrastructure were top priorities for residents.

- Overlooking and loss of privacy- Council were concerned of the proximity of the social housing provision (40%) would be located next to an existing street (Malthouse Lane) where more senior residents reside and the loss of the green corridor would expose those residents to neighbourhood noise, and potential anti-social behaviour which often comes with social housing provision.

- Noise or disturbance- Council are concerned with the noise levels, the size of the construction vehicles, and traffic generation if the development was to go ahead. Previous experience with this developer who had not adhered to the hours of operation causing distress to the residents. The noise of construction work, the dust levels over a prolonged period and the traffic entering and exiting from one access point whilst negotiating the traffic from the 70 homes already developed and the traffic from existing residents on Biggin Lane. The junction of Bury Road with Biggin Lane is not fit for this level of construction vehicles and as stated in the Cambridgeshire Highways report the provision of traffic signals would not suffice as the vision is obscured causing further risk to highway safety.

- Deficiencies in social facilities- Council are hugely concerned with the lack of social facilities that would face the residents who would live in these homes - currently there is a lack of nursery provision with waiting lists in the local nurseries, school places at the Junior school at capacity and further funding would be required to increase the quantity of classes required and the Senior School extra provision places for the current school year is already oversubscribed. There was no NHS dentist provision available and the Doctor surgeries cannot meet residents expectations on being seen within an appropriate amount of time. The poor public transport system makes the ability of residents commuting to work difficult so own transport would be needed to commute putting further pressure on the movement of traffic at peak times.

- Contaminated Land- Council were concerned with the Environment Agencies concerns on the land being contaminate due to its previous uses.

- Loss or effect on trees- Council were concerned with the loss of the green corridor along the site which brings the loss of wildlife which has already been adversely affected due to other development in the area.

- Economic Benefit Summary- Council were concerned that the EBS stating the work placement, apprenticeships and unemployment reduction historically does not have a benefit on local residents but brings in work opportunities for people living out of the area.

Kind regards

Proposed by Cllr P Rose and Seconded by Cllr A Austin Council voted **UNANIMOUSLY** for the District Council to **REFUSE** the application. The reasons cited were: -

Highlighted in bold are additions to our last submission.

Highways Safety –

The OUTLINE plan now shows a red arrow indicating a second access route but does not show where that access would lead to. Council is concerned it either leads to another development not yet in place or through to Longlands which leads to Upwood Road.

only having one access point for vehicles causing risk for highways safety, the potential 1210 vehicular movements per day through one access route and onto one road system that is already overwhelmed from other new developments. Council was concerned that traffic surveys would be undertaken on non-peak times giving distorted figures. The follow-on movement onto Bury Road junction or Park Road to Field Road would bring further risk to highway safety and quantity of vehicles having an impact on pedestrians in particular children walking to schools from the community.

Council noted that Cambridgeshire County Council had objected to the development on highway safety saying it requires multiple access points for the size of the development.- Huntingdonshire District Council in a previous North-east Land Availability Assessment (Ramsey area 4- Ramsey 2 described as Land west of Longland Crescent) stated: In combination the outcomes of the LAA and SA indicate that the site: is considered not to be potentially appropriate for development as development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalescence between these settlements and therefore adversely impacting landscape and townscape character. It also stated Capacity calculation not undertaken as site is inappropriate for development.

Council agreed the site was unsuitable for development.- Bury Parish Council's Neighbourhood Plan section 36 which states - Ramsey and Bury have already coalesced in part over past decades, this means that the remaining physical and visual breaks that remain are even more important to protect and in the plans goals section it also states- Maintain the character and vitality of the village: Integrate new housing into Bury such that the character, appearance and distinct village identity is maintained; ensuring that further coalescence with Ramsey does not take place. Council agreed with this statement and felt the development of this site would go against Bury Parish Council's Neighbourhood Plan.

Drainage- Council were hugely concerned on the surface water level run off and the provision being allocated would not be sufficient, previous site developed by this developer had not put in adequate provision and Council felt the surface water run-off from the development would be limited to a rate equivalent to 9.3 litres per second was a gross understatement. Slade Dyke where the run-off would head to is currently under pressure putting further risk for flooding to Field Road, and Slade Close. **Since the last application further flooding of neighbouring gardens from new developments have occurred and there is more concern where the water will go once this site is built over.** They also noted that Anglian Water had objected to the application on the removal of foul waste with risk of contamination and they had no future plans to increase the provision in that area, this went against what was stated in the developers plans of using the existing links to foul waste on Biggin Lane.

Neighbouring Objections - Council had twenty-four objections from residents at their planning meeting and noted the objections from residents already posted on Huntingdonshire District Council's Planning Portal. Council represents the views of their residents and object to this development on the resident's behalf. **There are currently 132 objections on the planning portal which shows the level of objection from the residents we serve.**

Emerging New Plans **Ramsey Town Council have a draft Communities Neighbourhood Plan which goes to public consultation on 19th January, it states the following: - 20.8 Retaining a physical and visual separation in this area would be important to retain the distinct separate identity of Ramsey and**

Bury. The principle of preventing further coalescence between the two settlements has been established in the made Bury Neighbourhood Plan. As such it has been found to be an appropriate strategy by the Independent Examiner who undertook the examination of the Bury Neighbourhood Plan. It is important that adjoining Neighbourhood Areas have regard to cross boundary issues in the interest of consistency and so as not to undermine other parts of the Development Plan.

20.9 Consequently, it is considered to be necessary and appropriate in the Ramsey Neighbourhood Plan to set out a suitable policy approach to prevent further coalescence between Ramsey and Bury. As such a protected settlement break between Ramsey and the planned urban edge of Upwood Airfield is therefore included in the Neighbourhood Plan. This is important to protect distinct identities of Ramsey and Bury as separate settlements. Ramsey is developing a Neighbourhood Plan and whilst it has not reached referendum the consultation survey identifies the concerns of over-development and lack of infrastructure were top priorities for residents.

Overlooking and loss of privacy.

Council were concerned of the proximity of the social housing provision (40%) would be located next to an existing street (Malthouse Lane) where more senior residents reside and the loss of the green corridor would expose those residents to neighbourhood noise, and potential anti-social behaviour which often comes with social housing provision.- Noise or disturbance- Council are concerned with the noise levels, the size of the construction vehicles, and traffic generation if the development was to go ahead. Previous experience with this developer who had not adhered to the hours of operation causing distress to the residents. The noise of construction work, the dust levels over a prolonged period and the traffic entering and exiting from one access point whilst negotiating the traffic from the 70 homes already developed and the traffic from existing residents on Biggin Lane. **Residents are concerned that hedgerow has been removed prior to planning consent.**

The junction of Bury Road with Biggin Lane is not fit for this level of construction vehicles and as stated in the Cambridgeshire Highways report the provision of traffic signals would not suffice as the vision is obscured causing further risk to highway safety.- Deficiencies in social facilities- Council are hugely concerned with the lack of social facilities that would face the residents who would live in these homes - currently there is a lack of nursery provision with waiting lists in the local nurseries, school places at the Junior school at capacity and further funding would be required to increase the quantity of classes required and the Senior School extra provision places for the current school year is already oversubscribed. There was no NHS dentist provision available, and the Doctor surgeries cannot meet residents' expectations on being seen within an appropriate amount of time.

The poor public transport system makes the ability of residents commuting to work difficult so own transport would be needed to commute putting further pressure on the movement of

traffic at peak times. - Contaminated Land- Council were concerned with the Environment Agencies concerns on the land being contaminate due to its previous uses. - Loss or effect on trees- Council were concerned with the loss of the green corridor along the site which brings the loss of wildlife which has already been adversely affected due to other development in the area.- Economic Benefit Summary- Council were concerned that the EBS stating the work placement, apprenticeships and unemployment reduction historically does not have a benefit on local residents but brings in work opportunities for people living out of the area.

Bat Survey – A bat survey has been undertaken but at a time of year when bats are hibernating, this concerns council as well as having bat boxes located on the development as bats do not like light.

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 25/01382/OUT
Date: 24 April 2026 09:18:00

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/04/2026 9:17 AM from [REDACTED].

Application Summary

Address:	Land South Of The Malting Ramsey
Proposal:	Outline application with all matters reserved save for access for erection of up to 199 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane
Case Officer:	Hollie Renney

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	ramseytc@ramseytowncouncil.gov.uk
Address:	Ramsey Town Council Great Whyte Ramsey Huntingdon

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Ramsey Town Council voted UNANIMOUSLY for the District Council to REFUSE the outline plan. Members commented that all their previous comments must be taken into consideration, listen to the extra residents' comments and note that this space is in Ramsey Communities Neighbourhoods Plan which specifies no further coalesce with Bury.

Kind regards

[REDACTED]

Sent: 30 September 2026 13:08

[REDACTED]

Subject: RE: 25/01382/OUT Land South Of The Malting, Ramsey

[REDACTED]

Apologies, I did try to send but the portal kept rejecting it.

The following is the comment from Ramsey Town Council Minutes.

1.1 25/01382/OUT Outline application with all matters reserved save for access for erection of up to 199 dwellings including open space, play space, car parking, drainage, utilities connections and the construction of a new access off Stoneman Way and Biggin Lane – further information received. Proposed by Cllr S Fice and seconded by Cllr P Rose Ramsey Town Council members voted **UNANIMOUSLY** for the District Council to **REFUSE** the application. The traffic assessment had not been actioned on the correct miles per hour- it stated 30mph when it is 20mph road. It is in Bury Parish Council's adopted Local Plan and in the Draft Local Plan for Ramsey that the land needs to remain undeveloped to stop further coalescence between Bury Village and Ramsey Town. Drainage remains a concern for members for the area of land not having enough drainage in place and water would then be flowing into Slade Dyke. Kind regards

[REDACTED]

[REDACTED]

Ramsey Town Council Clerk/RFO

[REDACTED]

Administrator

Days of working Monday, Tuesday, Wednesday



**RAMSEY
TOWN COUNCIL**

[REDACTED]

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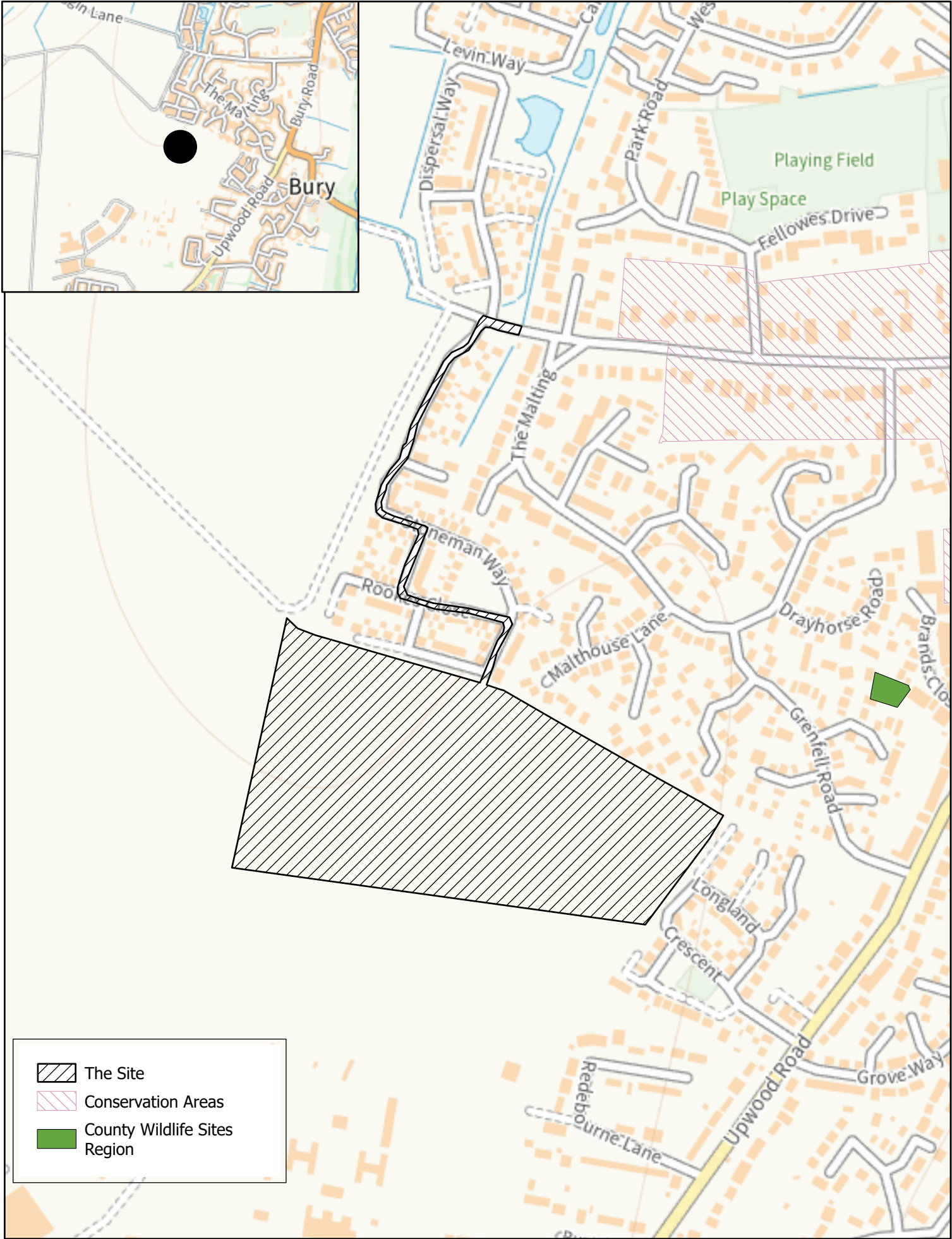
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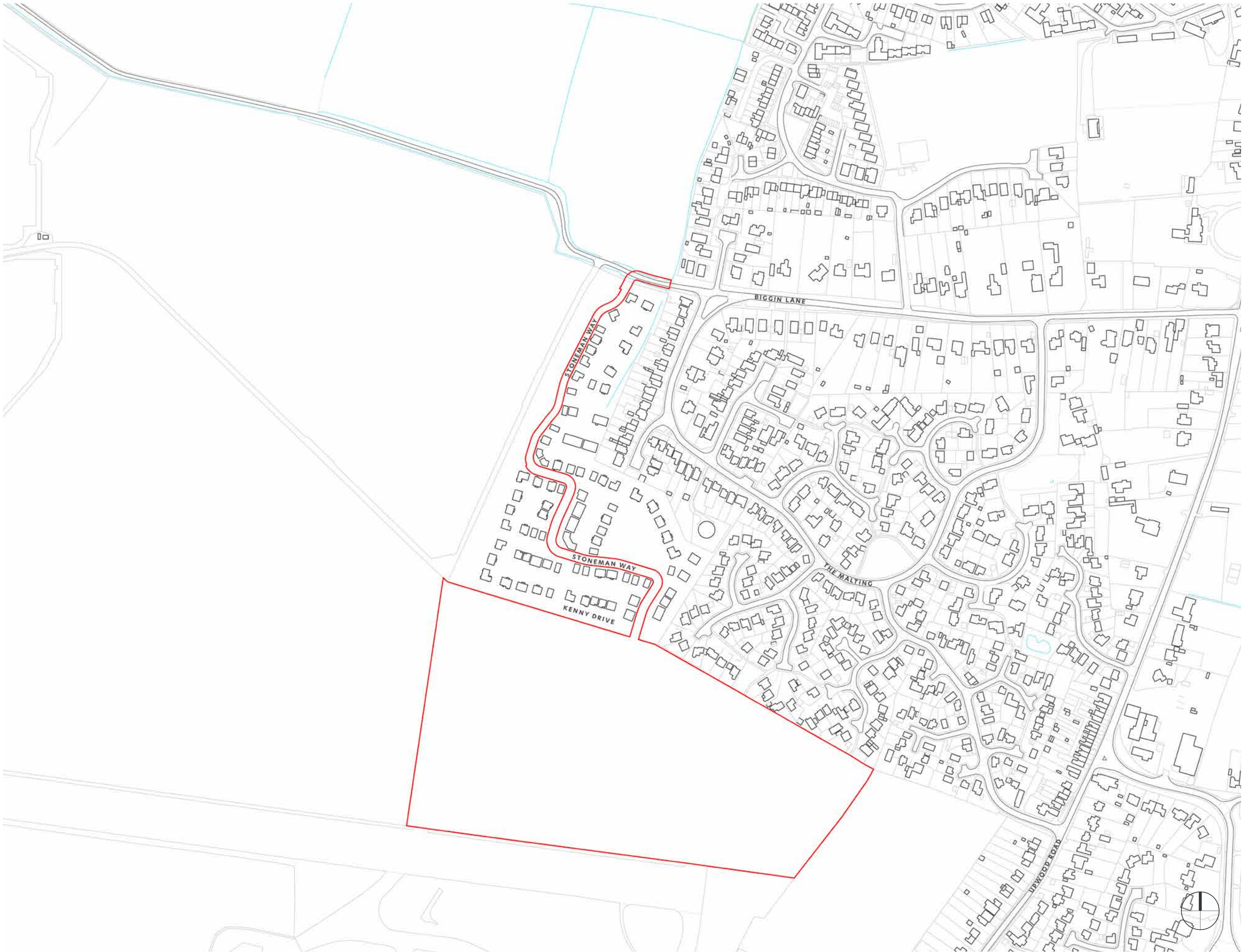
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[REDACTED]



 Site boundary



LAND SOUTH OF RAMSEY PARK

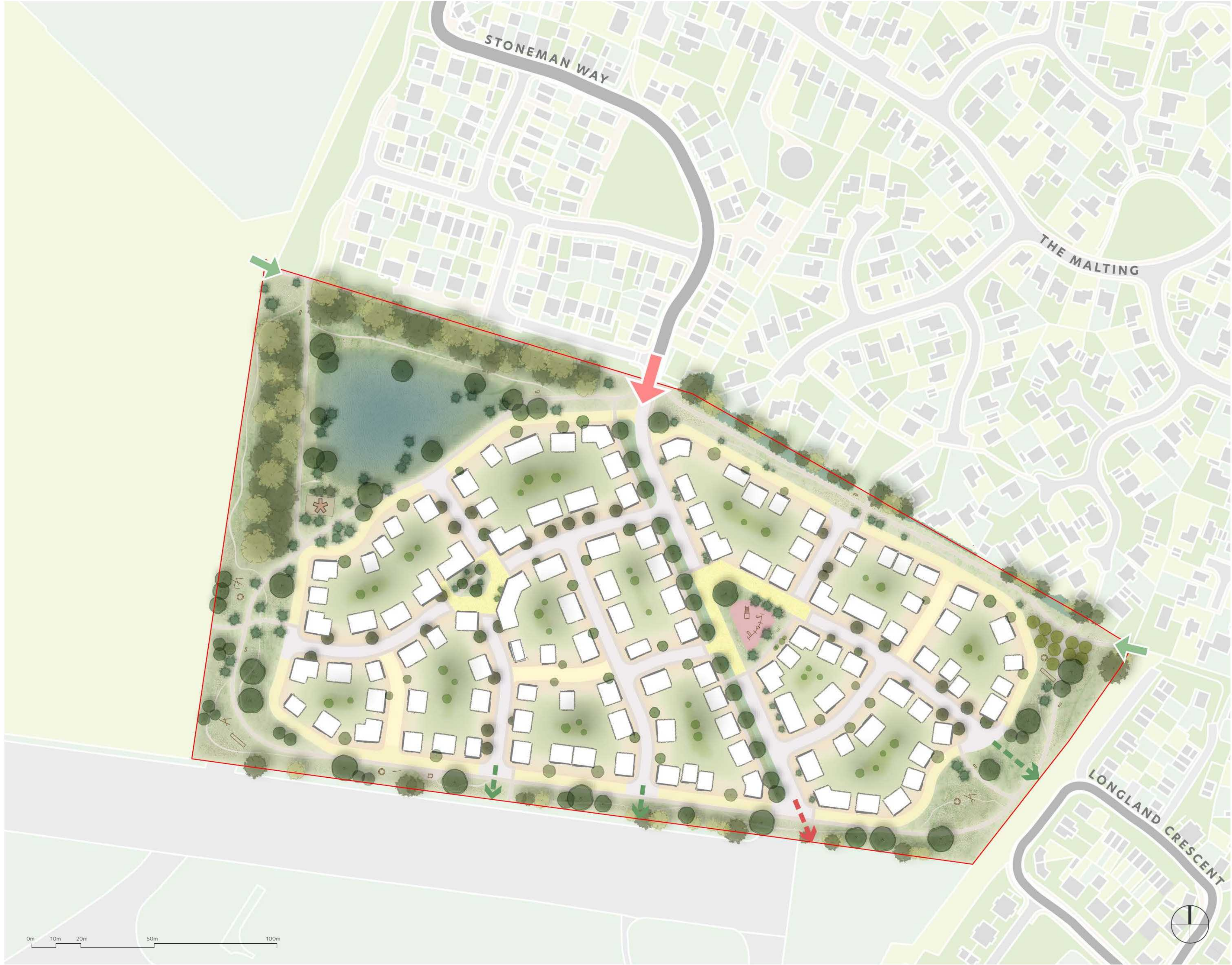
on behalf of
David Wilson Homes

00
Site Location Plan

Drawn by	Checked by	Scale
LG	CM	1:2500 @A2

Drawn on	Revision	Job
23.05.25	-	636838

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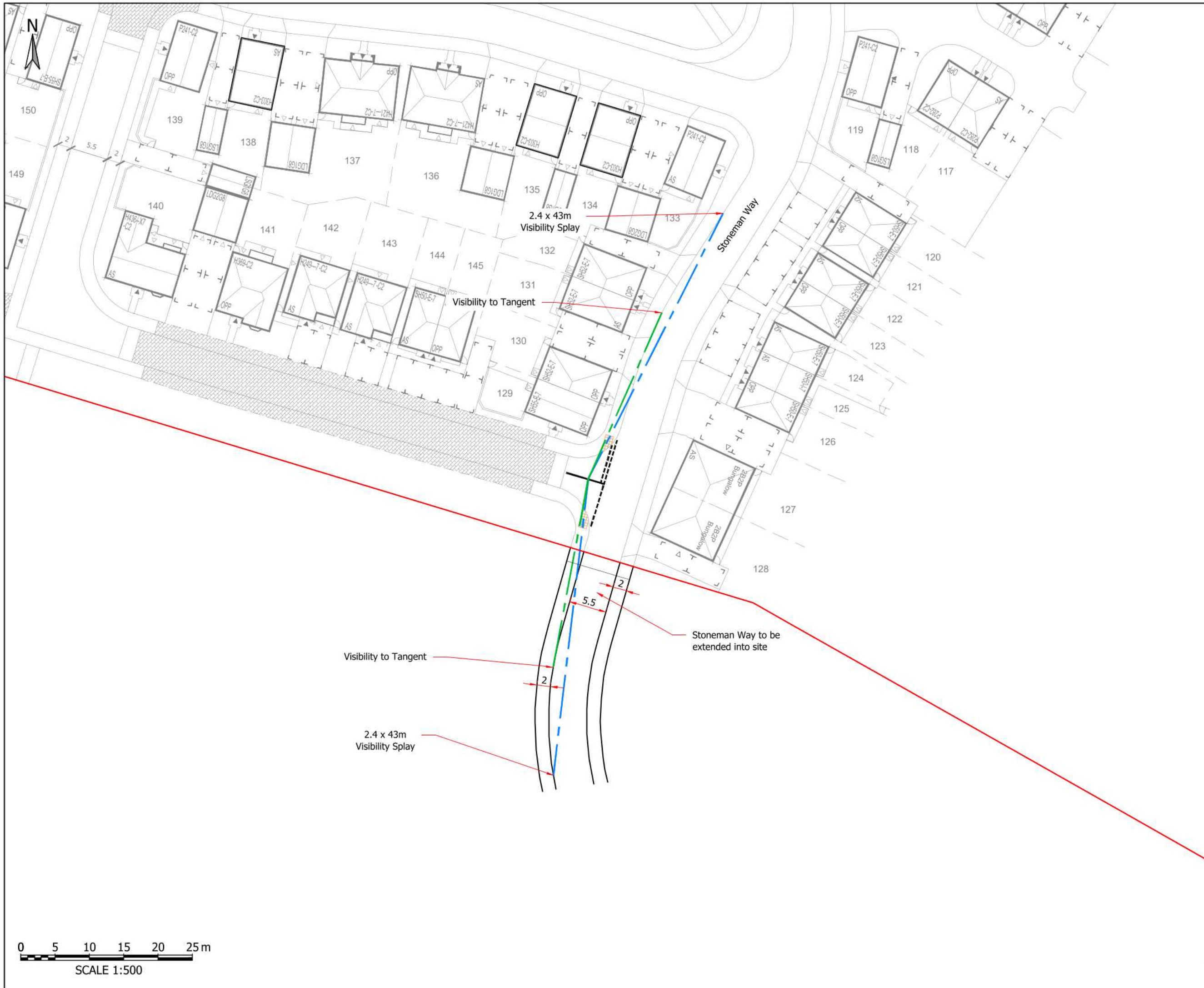


- Site Boundary
- Primary Access
- Pedestrian Access
- Potential Pedestrian Access
- Potential Vehicular Access to former RAF Upwood
- Housing
- Public Square
- Primary Road
- Shared Surface
- Mews
- Play Area
- Drainage Pond
- Gardens
- Public Open Space
- Existing Trees
- Proposed Trees
- Orchard Style Planting
- Footpaths
- Pumping Station

**LAND SOUTH OF
RAMSEY PARK**
on behalf of
David Wilson Homes

**SK04
Illustrative Masterplan**

Drawn by VN/LG	Checked by CM	Scale 1:1250 @A2
Drawn on 21.01.26	Revision B	Job 636838



Notes:

General

1. Do not scale from drawing.
2. All dimensions are in metres, unless stated otherwise.
3. This drawing is to be read & printed in colour.
4. This drawing is for illustrative purposes only.

Disclaimer

1. The information contained in this drawing is based on a combination of OS and data provided by others and Tetra Tech shall not be liable for any inaccuracies or deficiencies.

Key

 Planning Red Line Boundary

P03	KEY ADDED	05.08.2025	BSL	GS	NW
P02	UPDATED BASED ON CLIENT COMMENTS	05.08.2025	BSL	GS	NW
P01	FIRST ISSUE	05.08.2025	BSL	GS	NW

Rev	Description	Date	Rev / Chg / App
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Issuing Office

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www.tetratetechnology.com



Client
BDW

Project Name
Biggin Lane, Ramsey

Sheet Title
Access Plan

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A3	Subsidiary
784-B068886	BSL	Aug 25	GS	Aug 25	NW	Aug 25	1:500	S0

Client Project Number	Originator	Volume/System	Level/Location	Type/Code	Rate	Number	Revision
B068886	- TTE	- 00	- 00	- DR - O	- 00003	P03	

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- Site Boundary
- Residential up to 2 storeys (up to 9m to ridge line)
- Residential up to 2.5 storeys (up to 11m to ridge line)
- Open Space
- Primary Access
- Pedestrian Access
- Primary Road (+ / - 10m deviation)
- 1 KM Circular Leisure Route (alignment to be confirmed)
- Connection to Eastern Edge (location to be defined)
- Potential Pedestrian Connections
- Potential Vehicular Connection
- Public Right of Way
- Green Verge along Primary Street



LAND SOUTH OF
RAMSEY PARK

on behalf of
David Wilson Homes

PP01
Land Use and Movement
Parameter Plan

Drawn by MS/LG Checked by CM Scale 1:1250 @A2

Drawn on 20.01.26 Revision C Job 636838



- Site Boundary
- Open Space (3.4 HA / 36% including woodland)
- Developable Area
- Existing Woodland
- Drainage Pond, Pumping Station and Foul Water Storage Area
- Play Area
- Public Realm Spaces (0.2 HA location to be defined)
- Public Right of Way

LAND SOUTH OF
RAMSEY PARK

on behalf of
David Wilson Homes

PP02
Landscape Parameter Plan

Drawn by MS/LG Checked by CM Scale 1:1250 @A2

Drawn on 20.01.26 Revision C Job 636838





on behalf of
David Wilson Homes

PP03

Urban Design Parameter Plan

Drawn by Checked by Scale
MS/LG CM 1:1250 @A2

Drawn on	Revision	Job
20.01.26	B	636838