Appendix 3 - The draft Decision Statement

Huntingdonshire DISTRICT COUNCIL

Ramsey Communities Neighbourhood Plan

Draft Decision Statement

Following an independent examination Huntingdonshire District Council's Cabinet confirmed on the 20 October 2026 that the Ramsey Communities Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

Background

The Ramsey neighbourhood area was designated on 6 February 2024 under the Neighbourhood Planning (General) Regulations (2012). The plan area covers the parish of Ramsey and is contiguous with the Town council's administrative boundary.

Ramsey Town Council, as the qualifying body, submitted the Ramsey Communities Neighbourhood Plan and its supporting evidence to Huntingdonshire District Council 28 April 2026. The statutory six week submission consultation was held from 11 May 2026 and 23 June 2026.

Huntingdonshire District Council, in discussion with Ramsey Town Council, appointed an independent examiner, Andrew S Freeman BSc(Hons) DipTP DipEM FRTPI, to review whether the submitted Neighbourhood Plan met the Basic Conditions as required by legislation. Andrew S Freeman issued his report on 25 August 2026 which recommended that the Neighbourhood Plan, subject to the modifications proposed in his report, met the Basic Conditions and should proceed to referendum.

Following discussions with the qualifying body it was decided that the Examiner's recommendations would be accepted in full.

The Basic Conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);

- The making of the neighbourhood plan does not breach, and is otherwise compatible with, European Union (EU) obligations; and
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations (2012) (as amended) set out two basic conditions in addition to those set out in primary legislation and referred to above. These are:

- The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites.
- Having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this is not applicable to this examination).

Decision and Reasons

Huntingdonshire District Council's Cabinet considered the recommendations on 20 October 2026 and agreed to accept the Examiner's proposed modifications and approve the Ramsey Communities Neighbourhood Plan to proceed to referendum.

The modifications to the Neighbourhood Plan, as needed to ensure it meets the Basic Conditions and in accordance with the Examiner's recommendations are listed in the following table.

Examiner's Recommended Modifications Received 25 August 2026

The statement below sets out the modifications considered by the examiner as necessary to enable the submission neighbourhood plan to meet the required basic conditions. Strike-through text indicates a deletion and bold indicates the insertion of additional text.

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Pages 31 and 32	In regard to Policy 1, add to the accompanying text a meaning of "structure" as used in the second paragraph of the policy. After "views and vistas" add "as defined under Policy 6". Change the beginning of the final paragraph of the policy so that it reads "Development of land outside the settlement boundary…".
PM2	Page 51	In the first sentence of Policy 4, replace the wording commencing with and following "should contact" with the following: "… shall demonstrate that they have undertaken early discussion with the Town Council to discuss how pre-application community engagement can be undertaken." In the second paragraph, replace the wording commencing with and following "the outcome of" with the following: "…pre-application community engagement has been addressed in a positive way will be supported."
PM3	Page 65	In the paragraph that follows the list of sites in Policy 5 (ending with E. Ramsey Forty Foot Moorings), replace the second sentence with: "Proposals to improve mooring infrastructure, install flood mitigation infrastructure and to improve public access including suitable community infrastructure will be supported."
PM4	Pages 75	From Policy 6, delete View/Vista J. Carry out consequential amendments elsewhere in the Plan. At the beginning of the policy, add the words: "In regard to land within the Ramsey Neighbourhood Plan Area, proposals…".
PM5	Pages 84 and 85	"In the first sentence of Policy 7, delete the words "where appropriate" and replace with the insertion of the words "as appropriate" after "it provides for". "In the second paragraph of Policy 7, delete the

Proposed modification number (PM)	Page no./ other reference	Modification
		words “where appropriate” and replace with the insertion of the words “as appropriate” after the words “they provide for”. Replace the third paragraph of the policy with the following: “Development proposals will be supported where they can demonstrate that there is capacity in the local surface water drainage system, the water supply network and the sewerage network, or capacity can be made available in time to support the development, having regard to the advice of Anglian Water.”
PM6	Page 88	In the third paragraph of Policy 8, following reference to a network of walking and cycling linkages, add a footnote referencing the Ramsey Market Town Transport Strategy. Add an extract from the Strategy to the Neighbourhood Plan. In the fourth paragraph, change the beginning of the second sentence so that it reads, “Development proposals will be supported where, as appropriate, they secure improvements…”.
PM7	Page 90	In Policy 9, delete the words “or Planning Condition”.