



**Huntingdonshire**  
DISTRICT COUNCIL

Pathfinder House St. Mary's Street Huntingdon PE29 3TN

Head of Planning Services  
Pathfinder House  
St. Mary's Street  
Huntingdon  
Cambridgeshire PE 29 3TN

9FC  
OPERATIONAL SERVICES  
PLANNING DIV.  
28 JUL 2005  
RECEIVED  
28/7/05  
TL  
ACK  
REPLY  
OFF

Application Number: 0501658OUT Case Officer Geoff Crocker  
Proposal: **Erection of foodstore, petrol filling station, residential development, community facilities and associated highways and infrastructure works**  
Location: **Land At The Corner Of Stocking Fen Road And St Marys Road Ramsey**  
Observations of RAMSEY Town/Parish Council.

Please ✓ box as appropriate

Recommend **approval** because .....(please give relevant planning reasons in space below)

Recommend **refusal** because...(please give relevant planning reasons in space below)

No observations either in favour or against the proposal  
..... Clerk to RAMSEY Town/Parish Council.

Unable to reach agreement.  
Split vote.

Date: 15.07.05

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Tel 01480 388388 Fax 01480 388099 mail@huntsdc.gov.uk www.huntsdc.gov.uk

PLANNING SERVICES dcparish.rtf

This page is intentionally left blank

## Ramsey, one view of the way forward

There is no doubt that, from a retail perspective, Ramsey is in decline. This is not a new development and has been apparent for at least the last 15 years.

The problem is not unique to Ramsey but afflicts many small market towns. The fact is that they do not have sufficient population in the town and surrounding catchment areas to sustain a viable town centre retail presence that caters for not only the food sector but also adult and children's clothing, white goods, books, DIY and other trades.

With the increasing number of families having access to cars, there is a growing tendency to shop out of the town; this was previously restricted by poor public transport. The easy availability of retail complexes on the edge of Peterborough, where there is free parking as well as entertainment and a variety of places to eat makes a shopping expedition a family event. The same applies to the out of town garden centres, which offer a day out in clean attractive locations.

The decline of retail Ramsey, into streets of estate agents, insurance brokers and financial advisors can not be blamed on the supermarkets, whether Summerfield, Rainbow or Tesco it is related to the size of the town and the changing pattern of retail in the UK and the increasing ownership of cars.

What has Ramsey to offer in competition? I suggest currently very little. While Ramsey is a very attractive market town I suggest it is unrealistic to say that we have the potential to become a major tourist attraction, like some of the small Cotswold towns.

We have some excellent specialist shops, in the food trade, I hold up Windmill Bakery as an excellent example I don't believe that they will lose trade if another food store arrives, there will always be a market for good local produce, the same applies to the best butchers and of course our Saturday farm produce on the market.

Ramsey's problems will not be solved by any one action. However I believe that the presence of a Tesco store will help to stop the drain of retail spending that is currently leaving Ramsey. I also believe that it will give the residents of Ramsey more choice and the advantage of Tesco's keen prices without having to travel to Hampton or Huntingdon, which many currently do. I also believe that once Tesco is established it will draw in other retail businesses to the area.

If Tesco have the confidence in the growth of Ramsey to make the considerable investment that a food store and the associated 106 developments would incur I think that we, as the Town Council, should give a lead and support their application.

Neil Dick  
Town Councillor

This page is intentionally left blank

## RAMSEY TOWN COUNCIL

Re: Planning Application 05/01658 Outline

Background to reasons why the application be refused as premature, considered on 14<sup>th</sup> July 2005 by Ramsey Town Council.

1. Ramsey Town Council favours sustainable development viz:
  - provision of local employment
  - housing (including affordable)
  - community benefits (including upgrade of transport network)
2. The application constitutes only one element of the Urban Design Framework (UDF) Ramsey Gateway. It only provides for:- food store, filling station, residential development, site for community facility.
3. National, County and District planning guidelines and policy contexts make reference to:-
  - a) Sustainability – new developments must achieve balance of housing and employment opportunities.
  - b) Housing – allows for some ‘estate-scale’ residential development in Ramsey.
  - c) Retail – protecting established shopping centres; out of town centre locations can be considered only if need is demonstrated.
4. Following points highlighted in relation to 3 above:-
  - a) Sustainability/Retail
    - the application itself will not generate additional local employment, it will simply replace existing jobs.
    - no evidence it will act as a catalyst for attracting other businesses to Ramsey.
    - the need for another food store not demonstrated.
  - b) Housing
    - developments currently under construction or being considered:-

Bury Road Industrial Estate	50 under construction
Bury Road Industrial Estate	40 (possible) outline applications
High Street, Ramsey	30 under construction
Great Whyte, Ramsey.	17 approved
Grand Cinema, Ramsey	20 possible
Ramsey Gateway	60 current application
Ramsey North Station	90 identified

These total 307 dwellings. This is about a quarter of the proposed Western Development (dismissed on appeal) without any proposals to improve the local transport network. The Cambridgeshire Structure Plan has regularly referred to the need for improvements to the B1040 before significant developments in Ramsey. This was reiterated by the Planning Inspector in rejecting the Ramsey Western Development.

5. The application provides for a site for a Community Facility. This has raised expectations in the Town. However, there is nothing to demonstrate that the applicant will design, build and fund the facility.

6. For Ramsey the critical element for sustainability (or regeneration) is the provision of worthwhile employment opportunities. It is argued that a Tesco food store will simply compete with all the existing retail outlets. To attract beneficial employment needs:-

- a good transport network.
- economically priced industrial units.
- aggressive marketing of the units.
- good trained workforce.

The provision of new employment opportunities needs to be guaranteed before, or in tandem with, the type of development covered in the application.

7. For the reasons outlined above the application should be refused as premature. It is feared that if approval is given the entirety of the UDF will not materialise.

July 2005.



**Moffat, Andy (Planning)**

---

**From:** Ramsey TC [ramseytc@btconnect.com]  
**Sent:** 09 November 2007 14:15  
**To:** Moffat, Andy (Planning)  
**Subject:** Re: Tesco application

Andy

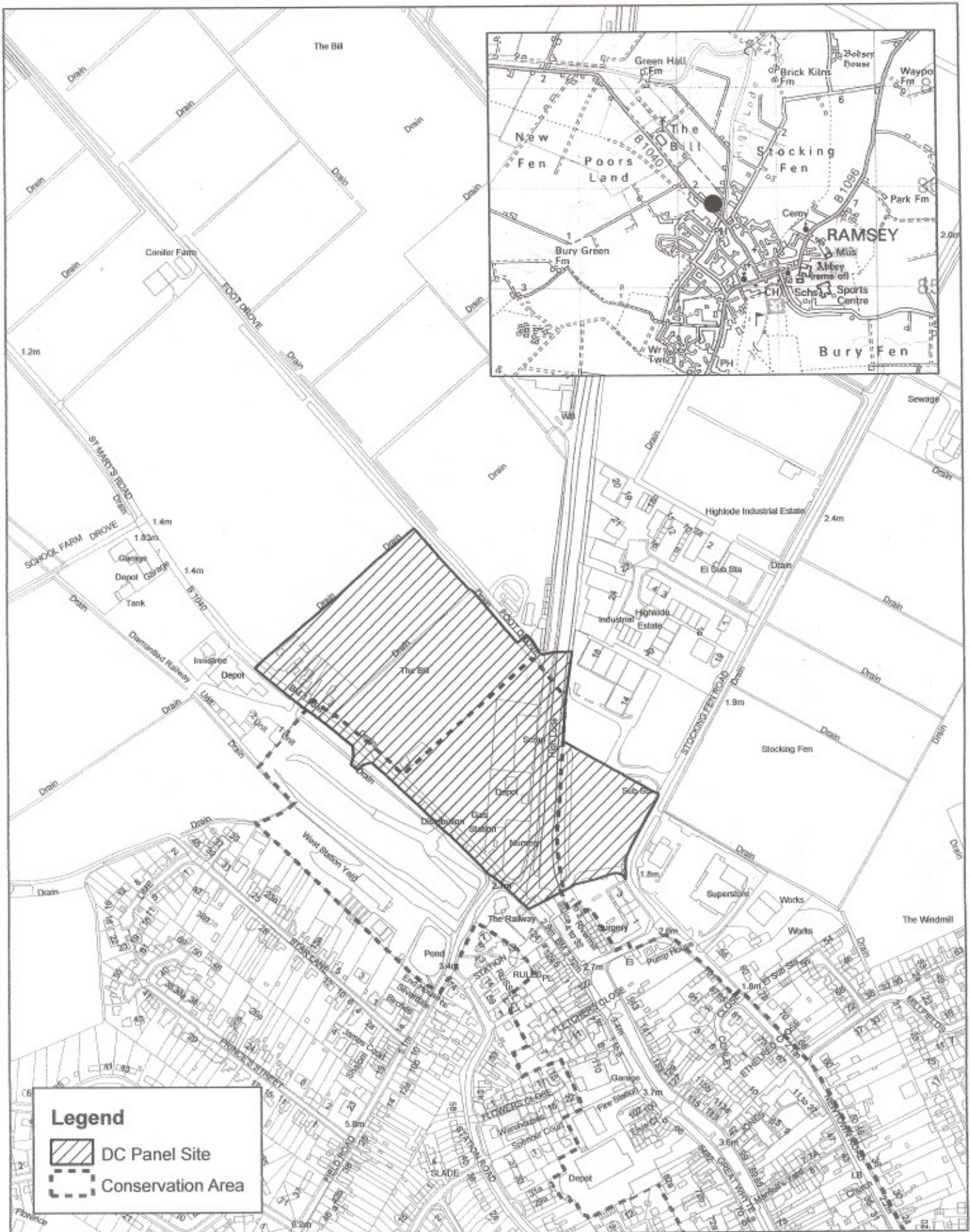
Sorry been one of those mornings! The Town Council decided to re-submit the same decision as 2005, with the same views (do you have a copy of these?) with the proviso that, within 12 months of the application being granted planning permission, work starts on the community centre. This was passed with a vote of 9 in favour, 2 against and 1 abstention.

Sorry again for the delay in forwarding these comments to you today, let me know if you need a copy of the two sets of views that were submitted in 2005.

Lorraine

This page is intentionally left blank



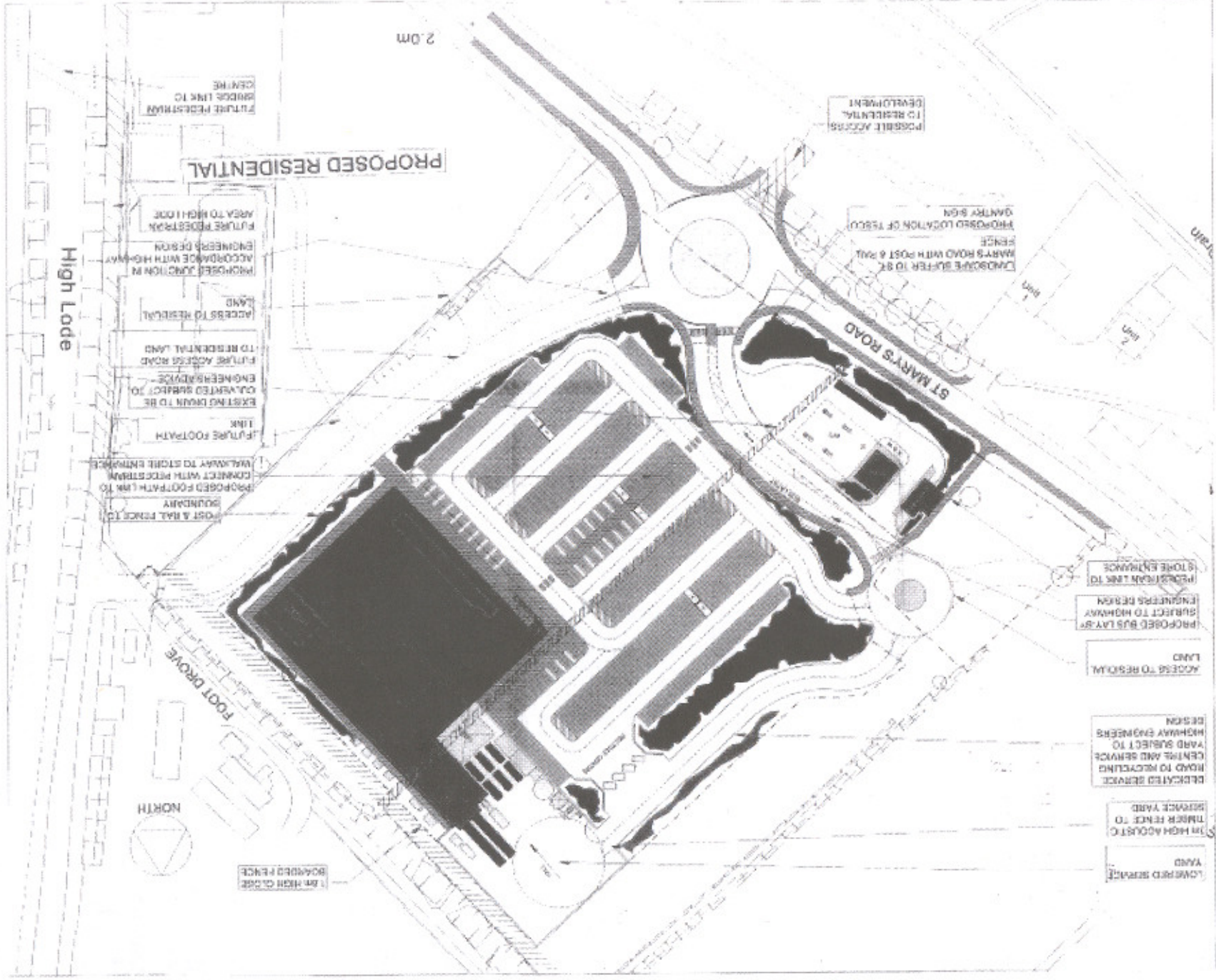


**Legend**

-  DC Panel Site
-  Conservation Area

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright  
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. HDC 10002322

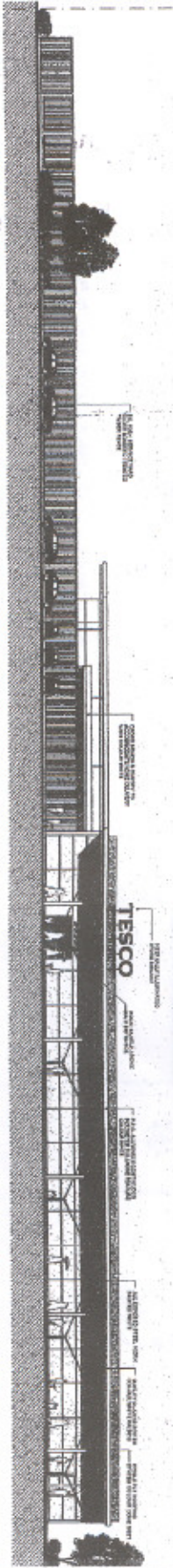
Scale: 1:5000



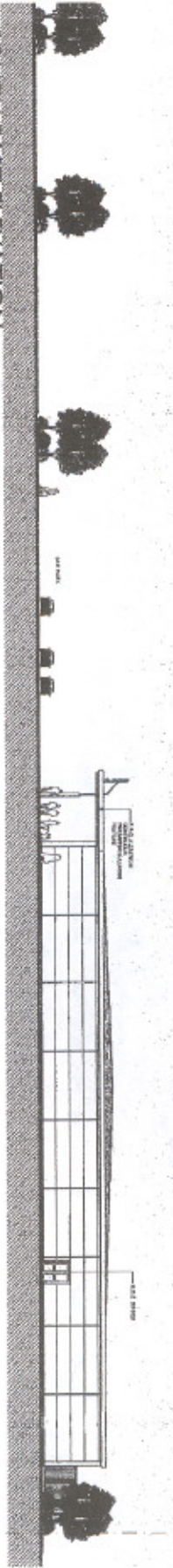
Site Layout

# Elevations

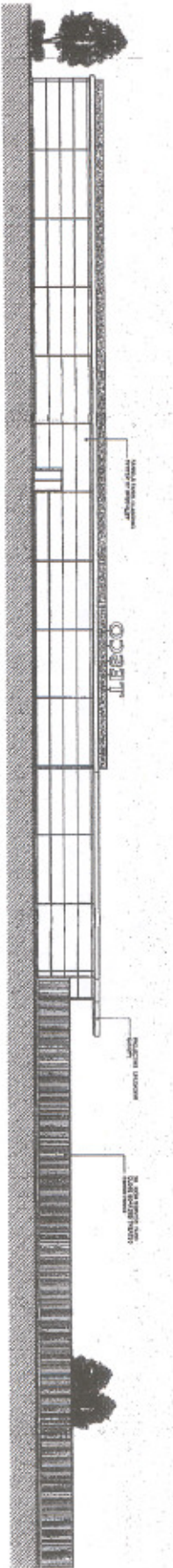
SOUTH WEST ELEVATION



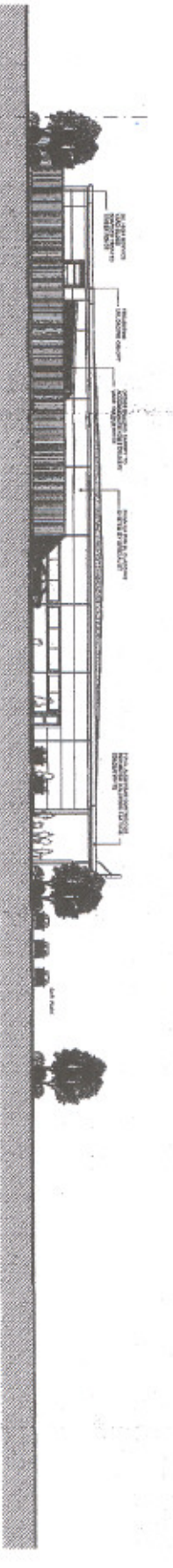
SOUTH EAST ELEVATION



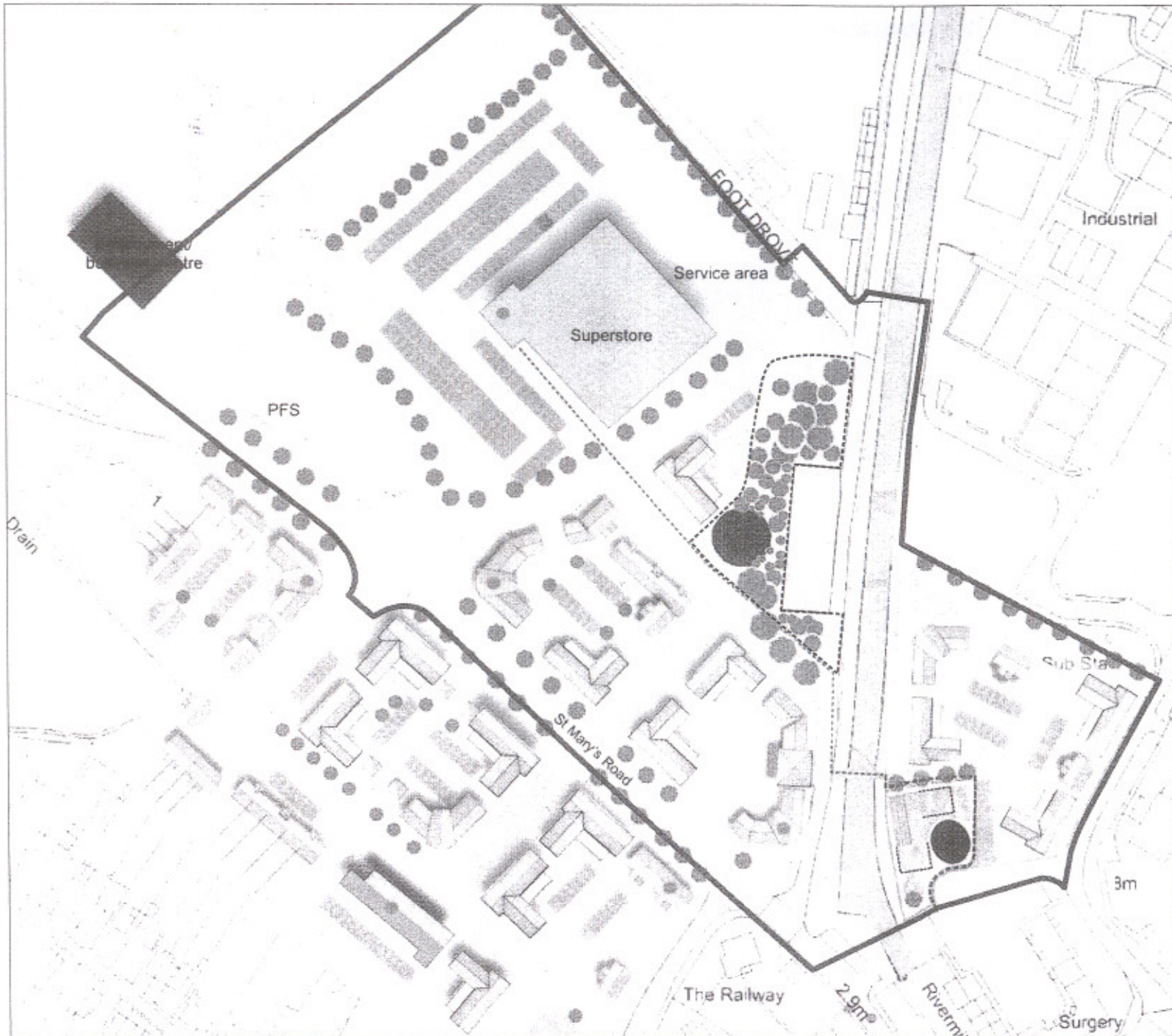
NORTH EAST ELEVATION







NORTH WEST ELEVATION







-  Application Site
-  Landscaped Mitigation Zone
-  LEAP
-  LAP

**dpp**

Plan Title  
**Ramsey Gateway Masterplan**

Client  
Tesco Stores Limited

Project  
The Bill  
Ramsey

Date  
15 October 2007

Scale  
NOT TO SCALE

0 10m 20m

Drawing No  
283997/38

Project Manager  
CA  
Drawn by  
PMG

↑  
N