

Annex 1

South of High Street, Ramsey

Summary of Written Comments

The table below details the comments received in general letters and from comments or attachments from the public questionnaires.

Action Code:

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

Comment by:	Respondent no.	Nature of Comment	Response	Action
HDC Conservation	1	Just to add the presumption against demolition of any structure that contributes positively to the character of the Conservation Area	Agree	1
CCC Highways	2	No comments in writing though informally commented that they would <u>not</u> accept any development that added more vehicular traffic onto Abbey Rooms 'lane'. This would in effect remove the potential of site 3 for any further residential development as the only potential access is off Abbey Rooms. This has been confirmed by the Development Control manager, in other discussions relating to recent redevelopment behind the High Street that was accessed off Abbey Rooms.	Agree – clearly state that no further residential development will be allowed access off Abbey Rooms. In the short term potential expansion of the golf club's green keeping operations in this location would be preferable.	1

Comment by:	Respondent no.	Nature of Comment	Response	Action
HDC Transport Team	3	<p>Agrees with informal comments of CCC Highways that opportunities would be severely limited to access out onto High Street.</p> <p>Commencement of work on the Market Town Strategy for Ramsey has begun. Potential for a new east / west cycling / footpath route approximating with the existing public right of way to the south of the site, together with a new bridge to cross High Lode. Both CCC and HDC would be seeking an agreed level of financial contribution from any development towards the wider initiatives emerging from the Market Town Strategy.</p>	Agree	1
Environment Agency	4	No comments.	Flood risk assessment will be part of any planning application the landowner makes.	3
Police Architectural Liaison Officer	5	<p>Request that 'Safer Places – The Planning System and Crime Prevention' is added to the list of documents on page 39.</p> <p>Site 3 would be most problematical in terms of crime prevention.</p>	Add document to list on page 39.	1

Comment by:	Respondent no.	Nature of Comment	Response	Action
Portess Architects – (agents for site 2)	6	No comments.		3
Ramsey Golf Club (site 3)	7	<p>Original objections to proposals, primarily due to access issues along Abbey Rooms. The golf club have worked with the Council to improve the parking arrangements at the club and have instigated a one way system for some visitors.</p> <p>After subsequent discussions, the club have been more amenable to the potential for redevelopment on site 3 as the land is mostly within their ownership, currently housing the green keepers and their equipment, and the club holds the key to any access solution. This is however only likely in the long term. In the short to medium term improvements and enlargements to the club's green keeping operations are likely to be the only redevelopment option for site 3.</p>	Amendments to that effect.	3
Ramsey Town Council	8	Happy to support the document with the only issue being concerns over vehicle access to High Street.		3
Parkin	9	Comments relating to identifying opportunities	Welcome the comments. These 3 highlighted sites are the	3

Comment by:	Respondent no.	Nature of Comment	Response	Action
Planning Services		<p>for small scale development where this can reinforce the existing townscape pattern</p> <p>Concerned that other sites have not been considered.</p> <p>Concern that sites which cross over land ownership boundaries may not guarantee a successful outcome.</p> <p>Concern that proposals within the document are too prescriptive.</p>	<p>only ones that appear to have the potential to be redeveloped while still maintaining and enhancing the character of the conservation area in this part of the town.</p> <p>Sites which cross over land ownership boundaries often have the potential to create the best solution to solve a problem. Site 3 is the most obvious example here.</p> <p>The proposals presented within the document are not prescriptive and suggest built form that reflects and reinforces the character of the conservation area in this part of the town.</p>	

