



Intelligent Plans
and examinations

Report on The Ramsey Communities Neighbourhood Plan 2026 - 2046

**An Examination undertaken for Huntingdonshire District Council with
the support of Ramsey Town Council on the April 2026 submission
version of the Plan.**

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Date of Report: 25 August 2026

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Main Findings - Executive Summary

From my examination of the Ramsey Communities Neighbourhood Plan (the Plan) and its supporting documentation, including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- the Plan has been prepared and submitted for examination by a qualifying body – Ramsey Town Council;
- the Plan has been prepared for an area properly designated – the Ramsey Neighbourhood Plan Area (Map 2 on Page 17 of the Plan);
- the Plan specifies the period to which it is to take effect – 2026 – 2046; and
- the policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

The Ramsey Communities Neighbourhood Plan 2026 - 2046

- 1.1 The Ramsey Communities Neighbourhood Plan 2026 – 2046 covers the civil parish of Ramsey, located within Huntingdonshire District in the county of Cambridgeshire. Included within the parish are the settlements of Ramsey itself together with Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Mary's, the area of Ramsey Hollow and a small part of Pondersbridge. The parish is sited generally to the north-northeast of Huntingdon and south-southeast of Peterborough.
- 1.2 Since designation as a neighbourhood area by Huntingdonshire District Council in February 2024, work on the Plan has progressed under the direction of a steering group. This was formed after holding a neighbourhood plan meeting to which all households were invited. A further meeting and a community consultation survey followed. Throughout the exercise, publicity has been achieved through postcards to all households, a Facebook page, newsletter and local engagement events.
- 1.3 The resultant Plan has a broad vision, four objectives and 10 policies. The policies fall into one of three themes: community, heritage and environment, and infrastructure.

The Independent Examiner

- 1.4 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Ramsey Communities Neighbourhood Plan by Huntingdonshire District Council, with the agreement of Ramsey Town Council.
- 1.5 I am a chartered town planner and former government Planning Inspector with over forty years' experience. I have worked in both the public and the private sectors. I am an independent examiner and do not have an interest in any of the land that may be affected by the draft Plan.

The Scope of the Examination

- 1.6 As the independent examiner, I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.7 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ("the 1990 Act"). The examiner must consider:
- Whether the plan meets the Basic Conditions.
 - Whether the plan complies with provisions under Section 38A and Section 38B of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act"). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land and does not go beyond the scope of what may be included in a draft plan¹;
 - it specifies the period during which it has effect;
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
 - it does not include provisions and policies for "excluded development";

¹ See Section 38B(A1) and Section 38B(2C)(a) of the 2004 Act.

- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, it is designed to secure that the development and use of land in the neighbourhood area contributes to the mitigation of, and adaptation to, climate change²; and
 - so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, it takes account of any local nature recovery strategy, under section 104 of the Environment Act 2021, that relates to all or part of the neighbourhood area.³
- Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.
 - Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the 2012 Regulations”).
- 1.8 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

- 1.9 The “Basic Conditions” are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made⁴;

² This additional requirement was commenced on 25 March 2026 by virtue of *The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026*, which brought into force section 98 of the Levelling-up and Regeneration Act 2023.

³ See footnote above.

⁴ This Basic Condition applies from 25 March 2026 by virtue of *The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026*, which brought into force Section 99 of the Levelling-up and Regeneration Act 2023. This replaces the former Basic Condition which required a neighbourhood plan to be in general conformity with the strategic policies of the development plan for the area.

- be compatible with, and not breach, assimilated obligations⁵; and
- meet prescribed conditions and comply with prescribed matters.

1.10 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.⁶

2. Approach to the Examination

Planning Policy Context

- 2.1 The Development Plan for this part of Huntingdonshire District Council, not including documents relating to excluded minerals and waste development, is Huntingdonshire's Local Plan to 2036 as adopted in May 2019. A full update to the Local Plan is in progress, with publication of a Regulation 19 Draft Local Plan to 2046 anticipated in September 2026, and its submission for examination by the end of December 2026.⁷
- 2.2 This Plan has been prepared in the context of the version of the National Planning Policy Framework (NPPF) published in December 2024. A revised NPPF was published during the examination on 17 August 2026. However, the revised version does not apply for the purposes of this examination.⁸ Unless otherwise stated, all references in the report are to the December 2024 NPPF and the accompanying Planning Practice Guidance (PPG).

Submitted Documents

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including:
- the draft Ramsey Communities Neighbourhood Plan 2026 - 2046, April 2026;
 - a map which identifies the area to which the proposed Neighbourhood Development Plan relates;
 - the Consultation Statement, April 2026;
 - the Basic Conditions Statement, April 2026;

⁵ See: The Retained EU Law (Revocation and Reform) Act 2023 (Consequential Amendment) Regulations 2023, which replaced the previous reference to 'EU' obligations.

⁶ This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

⁷ Local Development Scheme, May 2026:

<https://www.huntingdonshire.gov.uk/media/cnpkcvla/local-development-scheme.pdf>

⁸ See the transitional arrangements provided by Annex A, Paragraph 6 of the August 2026 NPPF: [National Planning Policy Framework - GOV.UK](#)

- the SEA (Strategic Environmental Assessment) Screening Report, April 2026, prepared by consultants acting for Ramsey Town Council;
- the HRA (Habitats Regulations Assessment) Screening Report, April 2026, prepared by consultants acting for Ramsey Town Council;
- Ramsey Local Green Spaces Evidence, April 2026;
- Ramsey Settlement Boundary Methodology, April 2026;
- all the representations that have been made in accordance with the Regulation 16 consultation;
- the request for additional clarification sought in my letter dated 7 July 2026 and the responses from Ramsey Town Council dated 14 July 2026 and from Huntingdonshire District Council dated 16 July 2026 ; and
- the responses to my letter of 7 July 2026 concerning the revisions to the legal compliance and Basic Conditions requirements from Huntingdonshire District Council and two other parties who took the opportunity to comment.⁹

Site Visit

- 2.4 I made an unaccompanied site visit to the Neighbourhood Plan Area on 19 July 2026 to familiarise myself with it, and visit relevant sites and areas referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

- 2.5 This examination has been dealt with by written representations. I consider hearing sessions to be unnecessary as the consultation responses clearly articulate the objections to the Plan and present arguments for and against the Plan's suitability to proceed to a referendum.

Modifications

- 2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Ramsey Communities Neighbourhood Plan has been prepared and submitted for examination by Ramsey Town Council being a qualifying body for an area that was designated by Huntingdonshire District Council on 6 February 2024.

⁹ View at: <https://www.huntingdonshire.gov.uk/planning/neighbourhood-planning/>
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- 3.2 It is the only Neighbourhood Plan for the Ramsey Neighbourhood Plan Area and does not relate to land outside the designated area.

Plan Period

- 3.3 The Plan specifies clearly the period to which it is to take effect, which is from 2026 to 2046.

Neighbourhood Plan Preparation and Consultation

- 3.4 Designation of the Ramsey Neighbourhood Plan Area was granted by Huntingdonshire District Council on 6 February 2024. Since then, work on formulating the Plan has proceeded under the auspices of a neighbourhood plan steering group. Key events have included public meetings and a community consultation survey accompanied by several engagement events. There was also a separate survey of local businesses.
- 3.5 In response to the formal consultation under Regulation 14 (19 January 2026 to 9 March 2026), representations were received from statutory consultees, landowners and developers, local groups and members of the public. The whole process is described in the Consultation Statement, April 2026.
- 3.6 Details of persons and bodies consulted are summarised on Pages 17 and 18 of the Consultation Statement. An explanation of how they were consulted is to be found on Pages 18 to 25 and in Appendixes A and B. The main issues and concerns that were raised are described in Pages 26 to 27 of the Statement. A description of how those issues and concerns were considered and addressed is set out on Pages 28 to 31.
- 3.7 The Regulation 16 Consultation was carried out between 11 May 2026 and 23 June 2026. Representations were received from various public bodies and from planning consultants acting for landowners and developers. Comprehensive comments from Huntingdonshire District Council were included.
- 3.8 I have had regard to changes made to the legal compliance requirements and Basic Conditions, applying from 25 March 2026.¹⁰ In order to provide an opportunity for the qualifying body, local planning authority and other interested parties to comment, Huntingdonshire District Council contacted those who had made representations at the Regulation 16 stage. A two-week period was advertised by Huntingdonshire District Council on its website inviting further comments, focused only on the legislative changes. Three responses were received, including one from Huntingdonshire District Council itself. I have taken these responses into account in my assessment.

¹⁰ See paragraphs 1.7 – 1.9 above and the associated footnotes.

- 3.9 I am satisfied that, at both the Regulation 14 and the Regulation 16 stages, the consultation process met the legal requirements and there has been procedural compliance. Regard has been paid to the advice on plan preparation and engagement in the PPG.

Development and Use of Land

- 3.10 The Plan sets out policies in relation to the development and use of land in accordance with Section 38A of the 2004 Act and does not exceed the appropriate scope of a neighbourhood plan.¹¹

Excluded Development

- 3.11 The Plan does not include provisions and policies for “excluded development”.¹²

Local Nature Recovery Strategy

- 3.12 Huntingdonshire District Council has advised that a nature recovery strategy is in place in relation to the Ramsey Neighbourhood Plan Area. In my assessment, I consider that none of the Plan’s policies are in direct conflict with the strategy.

Climate Change

- 3.13 Having regard to the responses received to my letter of 7 July 2026, I am satisfied that, overall, the Plan policies do not conflict with the aims of securing development which contributes to the mitigation of, and adaptation to, climate change.

Human Rights

- 3.14 Ramsey Town Council is satisfied that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998). From my independent assessment, I see no reason to disagree.

4. Compliance with the Basic Conditions

Assimilated Obligations

- 4.1 The Neighbourhood Plan was screened for Strategic Environmental Assessment (SEA) by consultants acting for Ramsey Town Council, which found that it was unnecessary to undertake SEA. Having read the Strategic Environmental Assessment Screening Report, I support this conclusion.

¹¹ See Section 38B(A1) and Section 38B(2C)(a) of the 2004 Act.

¹² The meaning of ‘excluded development’ is set out in s.61K of the 1990 Act.

- 4.2 The Ramsey Communities Neighbourhood Plan was further screened for Habitats Regulations Assessment (HRA), which also was not triggered. There would be no adverse effect on the integrity of any internationally designated sites as a result of the Neighbourhood Plan, either on its own or in combination with any other plans. Natural England agreed with the screening opinion (Screening Report, Appendix 1). From my independent assessment of this matter, I have no reason to disagree.

Main Issues

- 4.3 Having regard for the Ramsey Communities Neighbourhood Plan, the consultation responses and other evidence, and the site visit, I consider that there are seven main issues relating to the Basic Conditions for this examination. These concern:
- Built-up Area Boundary
 - Settlement Break;
 - Community Engagement
 - Local Green Space
 - Views and Vistas
 - Infrastructure Provision
 - Transport Matters
- 4.4 Before I deal with the main issues, I have a few observations to make with regard to the representations. First, the Ramsey Communities Neighbourhood Plan should be seen in the context of the wider planning system. This includes Huntingdonshire's Local Plan to 2036 as well as the NPPF and PPG. It is not necessary to repeat in the Neighbourhood Plan matters that are quite adequately dealt with elsewhere.¹³ Having said that, there may be scope to give emphasis to matters particularly relevant in the context of Ramsey.
- 4.5 Secondly, the Neighbourhood Plan does not have to deal with each and every topic raised through the consultation. In this regard, the content of the Neighbourhood Plan and the scope of the policies (including housing allocations) is largely at the discretion of the qualifying body, albeit informed by the consultation process and the requirements set by the Basic Conditions.
- 4.6 Thirdly, my central task is to judge whether the Neighbourhood Plan satisfies the Basic Conditions. Many of the representations do not demonstrate or indicate a failure to meet those conditions or other legal requirements. Similarly, many of the suggested additions and improvements are not necessary when judged against the Basic Conditions.
- 4.7 The following section of my report sets out modifications that are necessary in order to meet the Basic Conditions. Some of the proposed

¹³ See NPPF Paragraph 16 f).

modifications are factual corrections.¹⁴ Others are necessary in order to have closer regard to national policies and advice. In particular, plans should be succinct and contain policies that are clearly written and unambiguous.¹⁵ In addition, the policies should be supported by appropriate evidence.¹⁶

Issue 1 – Built-up Area Boundary

- 4.8 Policy 1 of the Neighbourhood Plan defines a settlement boundary for Ramsey and other settlements. In order to protect the countryside from encroachment, growth is directed to the built-up area of the settlements as defined by the settlement boundaries.
- 4.9 Huntingdonshire District Council is concerned that proposed or built rural exception sites are excluded from the built-up area boundaries and that opportunities for sustainable development could be compromised, contrary to the Local Plan.
- 4.10 For my part, I note that none of the settlements have any proposed or built rural exception sites.¹⁷ Such sites could be developed in the future without compromising sustainable development and incorporated within settlement boundaries, where logical, upon future revision of the Neighbourhood Plan.
- 4.11 The second paragraph of Policy 1 states that applications will be expected to demonstrate how they have taken into account the existing built form, layout and *structure* of the surrounding area. To my mind, the meaning of “structure” is not entirely clear. In its response to my questions, the Town Council has clarified the meaning.¹⁸ To add clarity to the policy, such an explanation should be included within the supporting text.
- 4.12 Under the policy, developments are also expected to take account of “views and vistas”. The Town Council has confirmed that, in part, these are the views and vistas the subject of Policy 6.¹⁹ However, the reference is not intended to prevent consideration of views and vistas that may become apparent during the design process. In response, I would say that I have had the opportunity to consider the appropriateness of the views and vistas defined under Policy 6. However, the same cannot be said of views and vistas that may emerge in the future. The policy should be limited to views and vistas identified in Policy 6.
- 4.13 On a final point, the ultimate paragraph of Policy 1 states that land outside or not well related to the settlement boundary should be

¹⁴ Modifications for the purpose of correcting errors is provided for in Paragraph 10(3)(e) of Schedule 4B to the 1990 Act.

¹⁵ NPPF, Paragraphs 15 and 16 d).

¹⁶ PPG Reference ID: 41-041-20140306.

¹⁷ See Town Council’s answers dated 14 July 2026 to my questions.

¹⁸ See Town Council’s answers dated 14 July 2026 to my questions.

¹⁹ See Town Council’s answers dated 14 July 2026 to my questions.

determined in accordance with the relevant Local Plan and Neighbourhood Plan policies. Strictly speaking, it is the *development* of such land that should accord with the policies. In addition, the provision will relate to all development outside the settlement boundary, whether or not it is well related to the boundary. This and other necessary amendments are the subject of proposed modification **PM1**.

Issue 2 – Settlement Break

- 4.14 In respect of Policy 2, Protected Settlement Break, both Huntingdonshire District Council and Savills, acting on behalf of David Wilson Homes South Midlands, have drawn attention to a live planning application, primarily for residential development, across the whole of this site.²⁰ The proposed development includes an undeveloped landscape buffer with a minimum width of about 12m across the site's southern boundary. In addition, an adjacent landscape buffer could be sought as part of the development of the RAF Upwood site to the south.
- 4.15 Savills consider the policy fails the Basic Conditions. Savills assert, *inter alia*, that in the absence of national and local planning policy specifically related to Protected Settlement Breaks (or similar), Local Green Space policy should be applied, principally the criteria set out in NPPF, Paragraph 106. Whilst I accept that the practical effect of both mechanisms is to restrict development, Local Green Space and Settlement Breaks fulfil distinctly separate planning purposes. Settlement breaks aim to maintain the physical and visual separation of distinct communities and prevent coalescence, whilst Local Green Space designations protect areas special to a local community—such as for beauty, historic significance, tranquillity, or wildlife.
- 4.16 To my mind, to separate the settlements of Ramsey and Bury through a settlement break is a laudable objective. Overall, I am satisfied 'The Ramsey Settlement Boundary Methodology, April 2026' provides a sufficiently comprehensive assessment of the rationale and approach taken to defining the Protected Settlement Break and is robust.
- 4.17 The District Council considers that sufficient landscaping can be secured through the planning application and through a draft policy in the emerging Local Plan with regard to the RAF Upwood site ("Bury 3") to provide the desired visual separation. 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.
- 4.18 I am not recommending any modification of Policy 2. I appreciate that, in the event of the planning application being approved by Huntingdonshire District Council, then the District Council's solution remains the best fallback option and modification in line with the "required change" would

²⁰ Planning Application Ref: 25/01382/OUT.

be the sensible course of action. However, given what I have seen and read, it is not a solution that I would seek to promote as the preferred course of action.

Issue 3 – Community Engagement

- 4.19 I have two points of concern in relation to Policy 4, Community Engagement. First, the policy refers to contact by developers with the Town Council to discuss pre-application community engagement. Although the wording says that developers “should” contact the Town Council, this cannot be required through a development plan policy. An alternative form of wording is required.
- 4.20 Secondly, the policy indicates that applications that detail how the outcome of pre-application community engagement have been taken into account will be supported. I appreciate that this form of wording has been used elsewhere. However, to my mind, it is not sufficient to support a proposal just because the outcome of community engagement is detailed. The details should demonstrate a *positive response*. The two necessary amendments are addressed in proposed modification **PM2**.

Issue 4 – Local Green Space

- 4.21 Under Policy 5, five sites would be allocated as Local Green Spaces (LGS). With particular regard to Site E, Ramsey Forty Foot Moorings, Huntingdonshire District Council is concerned that LGS designation could create an unnecessary policy barrier to the delivery of flood mitigation infrastructure, open space and moorings access.
- 4.22 I note that proposals to improve mooring infrastructure and to improve public access are already supported through the policy. Explicit support for flood mitigation infrastructure and suitable community infrastructure could be ensured through simple amendment, as proposed by the Town Council.²¹
- 4.23 In all other respects, I am satisfied that the proposed designations meet the criteria and other considerations for designation, as set out in Paragraphs 106 to 108 of the NPPF. They can be supported subject to proposed modifications **PM3**.

Issue 5 – Views and Vistas

- 4.24 Policy 6 of the Neighbourhood Plan concerns views and vistas. Vista J is towards the golf course, across the settlement break in the Bury Neighbourhood Plan. In this way, the policy attempts to control the potential loss of views across land that is outside the boundary of the Ramsey Neighbourhood Plan Area. The Plan has no locus outside its

²¹ See Town Council’s answers dated 14 July 2026 to my questions.

designated area. The related views cannot be controlled in this way. View/Vista J should be omitted from the Neighbourhood Plan.

- 4.25 In regard to View/Vista O, this runs along the boundary of the Neighbourhood Area.²² It should be made clear that control is exercised only over proposals within the Ramsey Neighbourhood Plan Area. Proposed modification **PM4** refers to these two matters.

Issue 6 – Infrastructure Provision

- 4.26 In Policy 7, Infrastructure Provision, it is clear that the words “where appropriate” are intended to cover the need for contributions to meet the tests for planning obligations.²³ However, the reference should apply to the circumstances of the application, not to the proposals as such. Focused amendment is necessary.
- 4.27 With regard to the provision of water and drainage infrastructure, this should be, if it is a necessity, expressed as a requirement. Proposed modification **PM5** applies to these two matters.

Issue 7 – Transport Matters

- 4.28 Policy 8 of the Neighbourhood Plan requires proposals to consider how development can contribute to the delivery of the provision of a network of walking and cycling linkages to the key services and facilities in the relevant town or village. However, for clarity, details should be added of the existing network towards which development proposals can contribute.
- 4.29 The Town Council has provided details of an existing network.²⁴ This network should be referenced in a footnote to the policy and a copy provided within the Neighbourhood Plan.
- 4.30 Under the fourth paragraph of the policy, major developments will be supported where they secure improvements to public transport provisions. The words “where appropriate” should be added to make clear that the provision of improvements will be subject to the tests for planning obligations and the like.
- 4.31 The various necessary amendments are included in proposed modification **PM6**.
- 4.32 In the opening paragraph of Policy 9, Highway Impact, there is a reference to seeking contributions through planning obligations or planning conditions. In this regard, planning obligations are the principal way in which financial contributions can be sought. The text should be amended as in proposed modification **PM7**.

²² See Section 38A(2) of the 2004 Act.

²³ See Town Council’s answers dated 14 July 2026 to my questions.

²⁴ See Town Council’s answers dated 14 July 2026 to my questions.

Other Policies

- 4.33 There are two policies that have not been the subject of commentary in the above report. These are Policy 3, Community Facilities and Policy 10, Rights of Way Network. To a greater or lesser extent, these topics are covered in NPPF Section 8 (Promoting healthy and safe communities).
- 4.34 Subject to the modifications that I have recommended, I find that there has been regard for national policy and that the Basic Conditions have been met.

Minor Amendments and Updates

- 4.35 Minor amendments to the text and numbering (sections, paragraphs etc) can be made consequential to the recommended modifications, alongside any other minor non-material changes or updates, in agreement between Huntingdonshire District Council and Ramsey Town Council.²⁵

5. Conclusions

Summary

- 5.1 The Ramsey Communities Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the Neighbourhood Plan, and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The Ramsey Communities Neighbourhood Plan, as modified, has no policy or proposals which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

Overview

²⁵ PPG Reference ID: 41-106-20190509.

- 5.4 It is evident that a considerable amount of time and effort has been devoted to the development and production of this Plan and I congratulate those who have been involved. The Plan should prove to be a useful tool for future planning and change in Ramsey over the coming years.

Andrew S Freeman

Examiner

Appendix: Modifications

Proposed modification number (PM)	Page no	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	Page 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 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".