

# The redevelopment of the former Ram Jam Inn

## GodwinDevelopments



## Have Your Say

We are holding a public exhibition on Wednesday 28th February 2018 at Greetham Community Centre, Great Lane, Greetham, Oakham, LE15 7NG from 3pm to 7pm.

Please come along and share your thoughts.

## Site Background

The site is located off the A1 at Stretton, between Stamford and Grantham. It is located on the vacant site of the former Ram Jam Inn pub. Until its closure in 2012, the venue was used commercially as a pub/restaurant and conference venue, with associated bedroom accommodation at first floor level.

The A1 northbound runs the full length of the site's eastern boundary. To the south of the site is an active petrol filling station (PFS) with a small convenience store and Greetham Garage offering vehicle repairs. Greetham Road runs along the western boundary of the site.

# The Proposal

The proposal is to demolish the existing building and erect 3 drive-through units and 1 drive to unit including new landscaping, car parking and alterations to the site access.

The accommodation schedule for each unit will be as follows:

- Unit 1 - 506 sq. m. to be located on the eastern side of the development site. This is the only two storey unit.
- Unit 2 - 186 sq. m to be located on the southern side of the site.
- Unit 3 - 167 sq. m to be located within the western section of the site.
- Unit 4 - 70 sq. m will be adjacent to unit 3.

This proposal will provide a total of 102 no. car parking spaces, which includes 4no. disabled parking bays and 2no. reserve bays for takeaway collection.

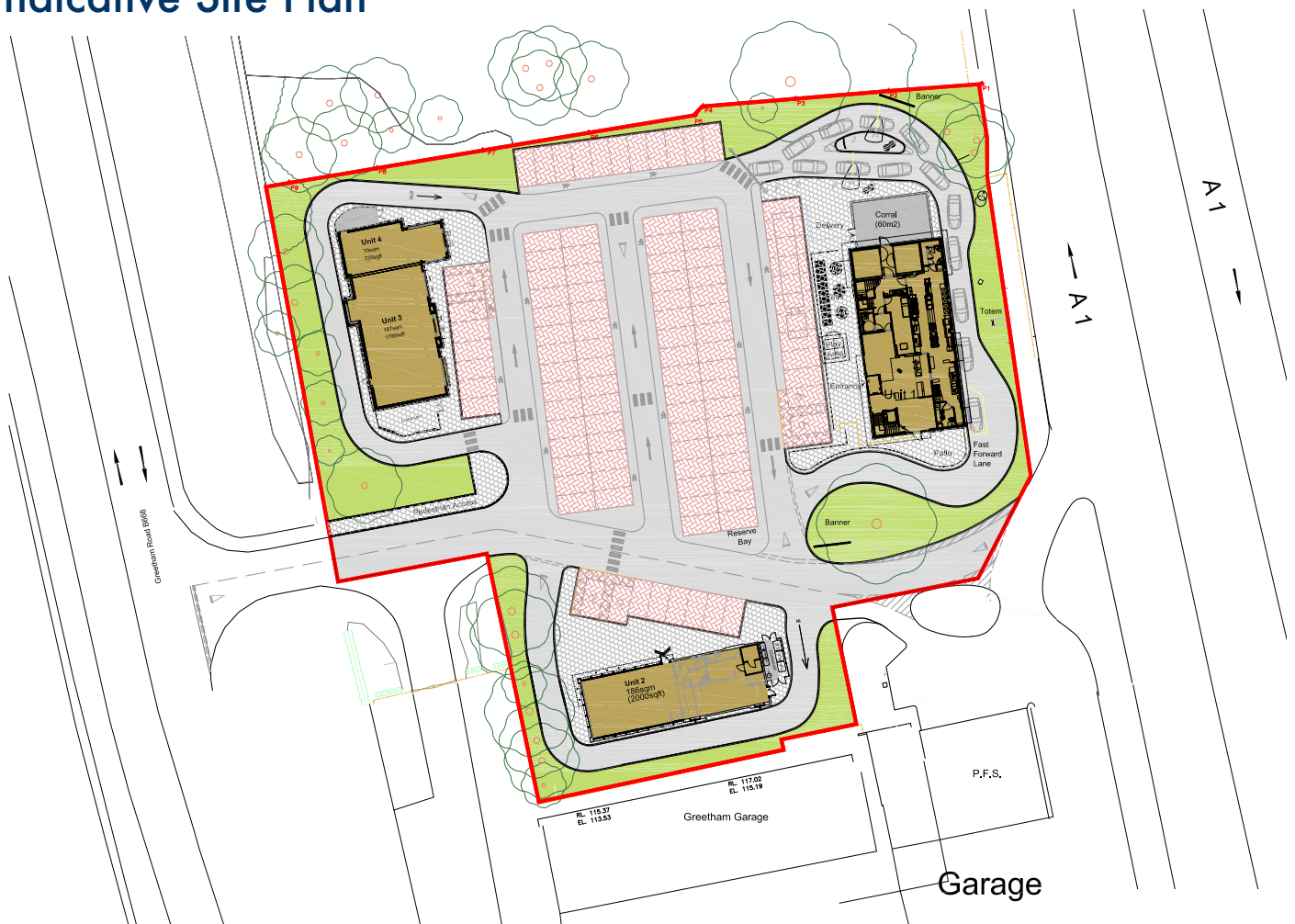
The site access will be taken from both the A1 Northbound and Greetham Road, which gives direct access to the site. It is proposed that the egress will be taken from both the slip road that re-joins the A1 Northbound, located on the east of the site. Alternative access and egress points are also available from Greetham Road (B668) located to the west of the site. This allows travel in both northbound and southbound directions.

## Benefits of the Proposed Development

The proposed development will provide the following benefits to the local area:

- Bring a vacant site into active use;
- Create construction industry jobs;
- Generate up 160 full time/part time jobs when operational; and
- Increase trade in the area and the level of economic activity.

## Indicative Site Plan



# Have Your Say

We hope you can attend our exhibition and that you find it useful and informative to meet with the Godwin Developments team. However, if you are unable to make it on the day, our proposals are available to view online at:

<https://rapleys.com/consultation/ramjaminn>

We would welcome your comments on our proposal by 7th March 2018, as all feedback received will be taken into consideration when finalising the design proposal.

Please provide your feedback by completing the form below and returning this to us in the pre-paid envelope, please use the following address:

**Ram Jam Inn  
Rapleys LLP  
55 Spring Gardens  
Manchester  
M2 2BY**

Alternatively, you can also write to us using the following email address: [ramjaminn@rapleys.com](mailto:ramjaminn@rapleys.com)

Please support our proposal by signing our online petition: <http://www.gopetition.com/petitions/ram-jam-inn.html>

We will consider all feedback returned to us and, where possible and appropriate, use it to make changes to our plans.

We hope to submit a planning application for the site to Rutland County Council in March 2018.



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## We Value Your Views

We would like to invite you to provide us with your thoughts on our proposal to redevelop the Ram Jam Inn site. The success of this proposal depends on the feedback from the local stakeholders that will be used to shape the proposed scheme.

Do you support the proposal in principle?

Yes  No  Not Sure

What end users would you like to see at the proposed drive through units? (Please specify)

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Additional comments:

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We would like to thank you for taking the time to complete this pre-paid feedback card and look forward to receiving your response.

Data Protection: The details provided on this form will not be passed on to any third parties outside of the Godwin Developments team. All sensitive data will be treated in accordance with the Data Protection Act 1998.

# About Godwin Developments

Godwin Developments is a long established and highly respected name in the UK property market. It's the company's solid attributes of professionalism and quality, combined with an entrepreneurial, innovative spirit, which has ensured its success.

This is an organisation which looks to the long term, having painstakingly created essential networks and connections over many years. Add a great deal of in-depth local knowledge and you have all the ingredients for a powerful partnership that offers customers a complete service, from site identification to development to asset management.

Of course, it's the people that make the difference. With a tight-knit leadership team, supported by highly experienced specialist advisors, Godwin have everything in place to maximise the potential of every project.

The proof of their effectiveness is a pipeline of development and investment opportunities, currently valued at over £400 million across the UK.



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Title: ..... First Name: ..... Surname: .....

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**GodwinDevelopments**