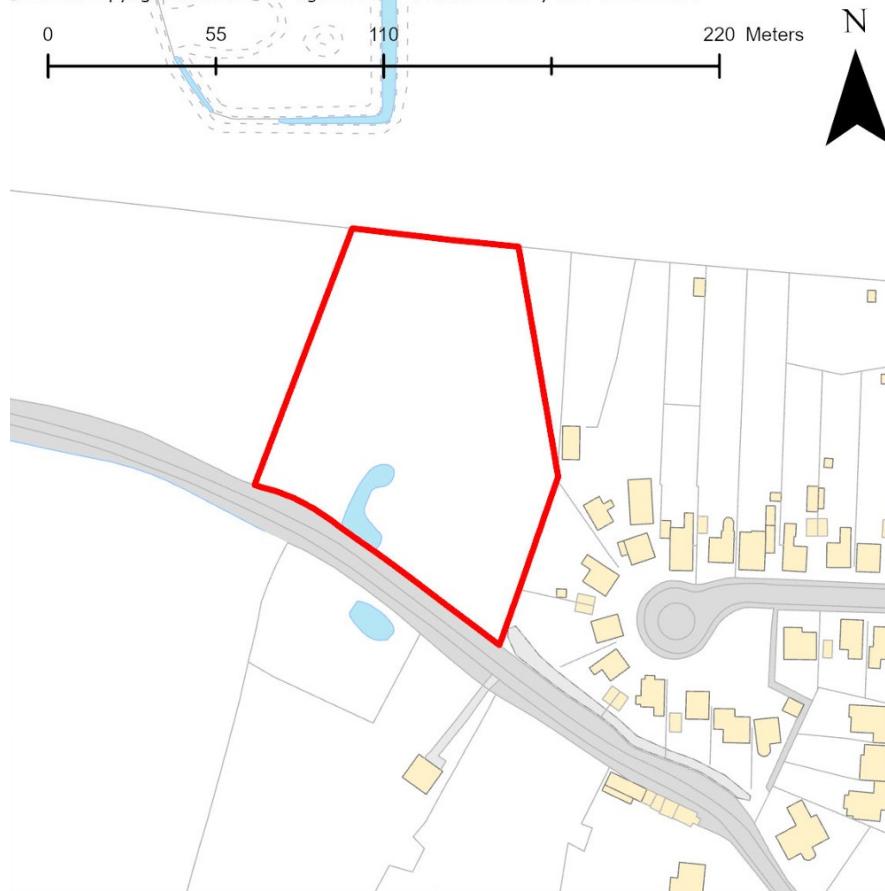


Graffham Parish Council Response – December 2025

Graffham 1: Adjacent to 24 Cedar Close

Local Plan, Preferred Options Draft Local Plan to 2046, p415

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Graffham Parish Council notes the provisions made by HDC in its “Preferred Options Draft Local Plan to 2046”, specifically sections 13.46 – 13.53. However, the Parish Council would like to add some further observations and requirements to ensure the successful implementation of a development on this site.

Graffham has no fluvial flooding, due to its location on a modest hill. However, this “hill” comprises boulder clay which reduces the effectiveness of soakaways. Once garden soakaways become saturated, surface water enters the sewage system. As the result of heavy rainfall incidents, the sewer system surcharges resulting in surface flooding in some parts of the village, particularly during the winter months. The Neighbourhood Plan “GENP 13 – Flood Risk and Drainage” addresses this, and it is noted that para 13.51 of the Preferred Options also picks up on this. However, the provision of a surface water drainage solution requires greater emphasis to ensure any development does not create a severe problem for the residents of Graffham. Therefore, there needs to be a mandatory prerequisite to any development to have a proper surface water drainage solution (soakaways do not function in the village’s clay soils) that does not utilise the existing foul sewer system before any development is allowed to proceed.

The Neighbourhood Plan supports development of up to a 5% increase in homes, i.e. a maximum of 13, as covered in “GENP 3 – Affordable Housing” and up to 9 houses under “GENP 4 – Minor Residential Development Proposals”. The Neighbourhood Plan residents survey identified a preference for 2/3 bedroom starter homes. Planning approval has recently been granted for 3 dwellings on this site under ref: [25/01103/PIP](#). The Neighbourhood Plan would therefore only support a further 10 dwellings.

The “provision of safe vehicular access will be required from Church Road” as stated in 13.52 of the Preferred Options is important and needs to take note that Church Road is not only single-track, but is also part of the cycle / walking route around Grafham Water. Due allowance needs to be made to ensure the safety of all users. This should include the creation of a footpath to access properties, with street lighting.

Para 13.53 of the Preferred Options states “Two public rights of way run through the site”. However, whilst current [CCC maps](#) shows these footpaths, in reality they ceased to exist some 40 years ago when the construction of Cedar Close was completed. And the residents have confirmed that no one has attempted to access these paths, through their gardens. Safe access for the residents of this new development, along with current road users, requires the creation of a footpath along Church Road, with street lighting.

It should also be noted that Church Road has very few passing places, because of buildings either side of the road (some are listed), and there is very little opportunity to widen the road at any stage from the Church Hill junction to the site access point.

It should also be noted that the Permission in Principle (25/01103/PIP) includes the need to address:

- Sewage system upgrade
- Effective surface water drainage
- Upgrade to road
- Street lighting
- A footpath to be added to access properties

