



HDC's Local Plan – Call for Sites

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A Neighbourhood Plan perspective by David Russell

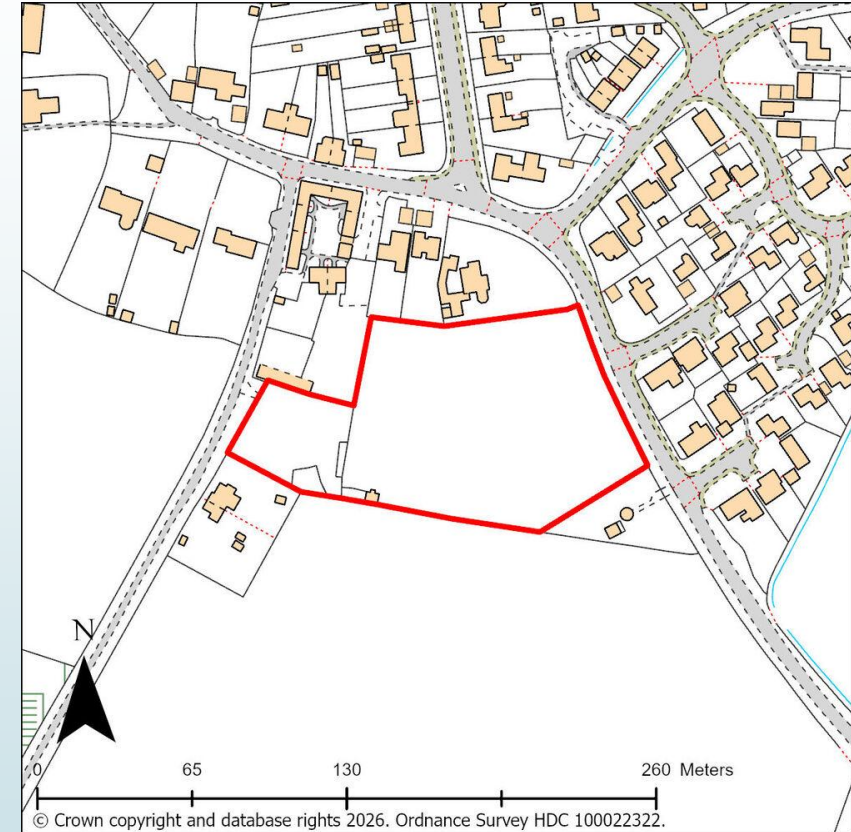
2nd June 2026

Context

- Government's NPPF – National Planning Policy Framework
 - The government is seeking to address the housing shortage.
 - Reduce NIMBYism to present a “tilted balance” in favour of approval. This should have immediate effect.
- HDC's Local Plan
 - Current Plan valid to 2035
 - Local Plan to 2046 to reflect new NPPF
 - Issue date not firm, possibly in 2028
- Neighbourhood Plan
 - Valid to 2035, will need to be updated following issue of Local Plan
 - Will need to reflect “tilted balance” in favour of approval

Grafham 2: South of Village Farm

- Consultation for Local Plan to 2046
 - HDC is seeking views on the potential inclusion of further smaller sites as additional draft allocations.
 - HDC are proposing one site in Grafham in this consultation:
 - 1.62 ha of land south of Village Farm, Grafham is allocated for residential development of about 35 homes.
 - **Note:** The draft allocation over states the area of the site. **The actual area of the site is \approx 1.1 ha.** To maintain the same housing density the number of houses should be reduced to **24**.



Parish Council Response – Feb 2025

- We challenged the proposed high density of 60 dwellings originally proposed
 - Density not in keeping with character of a village
 - In conflict with the Neighbourhood Plan's 5% growth (13 dwellings)
 - Proposal has now been reduced to 35 (13%) (but should be 24 i.e. 9%)
- We challenged the Flood Risk
 - Soakaways don't work in Grafham's clay soil
 - The current proposal acknowledges:
 - Surface water flood risk must be investigated.
 - A need for "consultation with the Lead Local Flood Authority", but stops short of mandating alternatives.
- We challenged Drainage – Sewage Surcharges
 - "Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised."

May need to accept this as in keeping with the NPPF

This is weak – we need to pursue this with HDC

HDC have taken note of our comments

This is good, but we need to ensure AW deliver on the service upgrades

Further HDC Requirements for Developers

- Grade II listed Village Farm
 - Potential impact is noted.
 - “An appropriate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'.”
- Safe Access
 - “Provision of safe vehicular access will be required from Church Road (**Hill**) and/or Buckden Road.....”

This is good, but we need to ensure HDC enforce this

The full statement is good, so we need to ensure HDC enforce this

Additional Sites Allocations for Local Plan to 2046

HDC have responded to our initial comments. We need to strengthen their responses, to ensure Developer action. We need to watch any future Planning Application for compliance.

Benefits to the Village

- HDC's perspective:

Key reasons for site's addition to the draft Local Plan

- Supports local services
 - Located within accessible distance to local services and facilities
 - Has potential to provide built development of a scale that could be integrated into the existing place and community
 - Development will support Spaldwick Primary School where there is currently high spare capacity
 - Not constrained by fluvial flood risk
- CIL Funding (Community Infrastructure Levy)
 - As result of any development a levy has to be paid by the developer to HDC. The allocation of the levy is increased as the result of the Parish having a Neighbourhood Plan
 - Recent example: we've been granted £46k for the new Community Shop

What about the other sites in Grafham

- ▶ [Land adjacent to 24 Cedar Close](#) – this is **still being considered** as a proposed submission allocation in addition to south of village farm following the review of comments received from the Preferred Options consultation.
- ▶ [Grafham Water Caravan and Motorhome Club Campsite](#) – this is **not being taken forward** as a draft allocation by HDC and was not consulted on as part of the Preferred Options consultation.
- ▶ [Sullivans Poultry Farm](#) - this is still **not being taken forward** by HDC as a draft allocation and was not consulted on as part of the Preferred Options consultation.

Response to Consultation

- Parish Council
 - We have a draft response, based on the points made in this presentation
 - Your suggestions....
- Residents
 - Everyone is invited to comment – for or against
- The consultation is open until **23:59 on Wednesday, 10 June 2026**
- **Any questions?**

[Additional Sites Allocations for Local Plan to 2046](#)

