[redacted]

From: [redacted]
Sent: 10 July 2025 11:42
To: DevelopmentControl
Subject: Re: Application ON Ref: 25/01103/PIP - PARISH COUNCIL RESPONSE

Good Morning,

Grafham Parish Council met recently to consider the following application: **25/01103/PIP, permission in principle for the erection of 1 to 2 dwellings, land south west of Cedar close.**

The proposed development is generally consistent with the Neighbourhood Plan, in particular with regard to the site being "well related to the identified built-up area" (GENP3). The Parish Council unanimously agreed to respond with "Conditional Approval" subject to the following conditions:

1. Sewage system upgrade,
2 Effective surface water drainage,
3. Road access would need upgrading / widening. Church Road is an unlit single-track,
4. Street lighting to be installed
5. A footpath be created to access properties

The Parish Council ask that the above 'conditions' be made full conditions to a planning application. The road widening and footpath are required as the road is an active travel route around Grafham Water.

The Parish Council would like to draw your attention to the following relevant sections of the Neighbourhood Plan

- GENP 3 - Affordable Housing
- GENP 13 - Flood Risk and Damage
- Small Settlements (LP9): Development Proposals within the Built-up Area

Kind Regards

[redacted]
Clerk, Grafham Parish Council