

# LAND AT RAF UPWOOD, HUNTINGDONSHIRE

## OVERVIEW

### CLIENT

Barcroft Estates Ltd, c/o Propco (Upwood) Ltd.

### SECTORS

Health

### LOCATION

RAF Upwood, near Ramsey  
Huntingdonshire

### PLANNING AUTHORITY

Huntingdonshire Council

### HIGHWAY AUTHORITY

Cambridgeshire County Council

### PROJECT TEAM

Hays Associates  
QED Planning

### PROJECT MANAGER

Tom Wilkins

### PROJECT DIRECTOR

Damian Ford



## PROJECT

We were instructed by Barcroft Estates Ltd, c/o Propco (Upwood) Ltd. to assess the transport planning and highway engineering implications of a 70 bed care home on Land at the Former RAF Upwood in Cambridgeshire.

The 70 bed care home partially replaces two hectares of employment land that was consented as part of a wider planning application for a mixed-use development consisting of employment land and 160 residential dwellings. The care home will provide eight cycle parking spaces, a loading bay, an ambulance bay and 32 car parking spaces.

## APPROACH

We prepared supporting documentation, including a Transport Statement and Travel Plan to support the planning application. The Transport Statement demonstrated that the proposals would not have a detrimental impact on the local highway network in terms of operational capacity. It was demonstrated that the proposed care home would result in fewer vehicle trips than the consented employment scheme. A Travel Plan was also prepared for the care home to promote sustainable transport use for those working at and visiting the care home. The scope of work included the design of vehicular access arrangements, onsite parking layout, a parking accumulation study, trip generation and a comparison of the impact when compared to consented employment land use.

As part of the supporting documentation swept path analysis and visibility splays were undertaken. Furthermore, we were required to demonstrate that the proposed care home was situated in a sustainable location despite it being located on a former RAF airfield, on the edge of a village with limited services, facilities and public transport services.

## OUTCOME

The planning application was submitted in May 2023, although the Local Highway Authority raised no objection to the scheme.

## RELATED PROJECTS

Portsdown View Care Home

