

BARHAM AND WOOLLEY PARISH COUNCIL

NOTICE IS HEREBY GIVEN THAT AN EXTRA-ORDINARY MEETING OF THE PARISH COUNCIL will be held on Thursday 4th September, 2025, at 7.45pm in St Giles Church, Barham, for the purposes of the Agenda given below.

AGENDA

1. Chairman opens the meeting

2. Apologies for absence

3. Minutes of last meeting

4. To receive Declaration of pecuniary Interests on items on the Agenda

5. Matters for Consideration:

To consider submission of questions to the Combined Authority meetings, specifically Growth Committee on 10 September and Transport Committee on 15 September pertinent specifically to Barham & Woolley – by 3 September 2025 (in preparation for submission to the Committee Clerk – details can be found on www.cambridgeshirepeterborough-ca.gov.uk)

6. Endurance Estates:

Review EE Environmental Impact Assessment scoping document (submitted in July 2024) under reference 24 / 70075 / SCOP on the HDC planning portal and provide comments to WP for collation and submission to HDC – by 5 September 2025

7. Respond to HDC letter, Re: Scoping Document (see notes) ****ROS:**

Alconbury/LynneP should have emailed this to you around 22 Aug??fwd a copy to all attendees?***

8. Globe Lane – Active Travel Route (see notes):

Consider and prepare written brief for future submission to the developers/HDC re likely impact of traffic on our villages if Globe Lane is redesignated as an Active Travel Route – by 22 September 2025

9. Environmental Update:

Review parish and put forward potential PRVs (Protected Road Verge status) and County Wildlife Sites for consideration by Cambridgeshire County Council – email to Dr Claire Wallace (Claire.Wallace@cambridgeshire.gov.uk) (PRVs request actioned by JW on 23 August 2025 – see copy email)

10. Traffic Monitoring:

Provide traffic monitoring data from speed indicator devices (all MVAS units) to

Christopher Pinn – email to christopher.pinn@alconburyparishcouncil.co.uk - by 22 September 2025

11. Funding:

Consider making financial contribution for professional expenses (transport consultant, planning consultant and solicitor) and for leaflet printing and banners.
respond to Lynne.pinn@alconburyparishcouncil.co.uk - by 22 September 2025

12. Second Public Consultation:

To discuss utilising the Working Group guidance notes to be provided to residents and formally agree to encourage attendance to exhibitions as part of the second consultation period - by 23 September 2025

13. JavaScript Link to our Website

Discuss using a JavaScript attachment to all Parish Websites for all individual residents to access and enable automatic responses to the Second Public Consultation.

13. Next meeting: Tuesday 11th October, 2025 at 7.45pm

OPEN LETTER – BRAMPTON CROSS DEVELOPMENT

[Proposed date – Friday 5 September 2025]

To: Endurance Estates

Cc: Ben Obese-Jecty MP

Paul Bristow, Mayor of Cambridgeshire & Peterborough

Mike Gildersleeves, Huntingdonshire District Council

Ian Gardener, District Councillor

Endurance Estates: Failure to Engage with Local Communities

Alconbury Parish Council, with support from the Brampton Cross Working Party and neighbouring parishes, expresses deep concern over Endurance Estates' refusal to engage in early, meaningful dialogue regarding its proposed Brampton Cross development.

Despite three formal requests - endorsed by our local MP - and direct conversations with council representatives, Endurance Estates has chosen to delay discussions until after its consultants complete technical assessments. This approach excludes local knowledge from the formative stages of planning, reducing consultation to retrospective comment rather than genuine collaboration.

In recent correspondence (8 and 12 August 2025), Endurance Estates stated meetings would only occur once all technical findings are finalised. This is not constructive engagement; it signals an intent to proceed in isolation and present outcomes as a fait accompli.

Key Community Concerns

Whilst Endurance Estates appear to focus almost exclusively on flood mitigation, the wider impacts of this large-scale development remain unaddressed. These include:

- **Traffic and Safety Risks:** The proposed active travel route along Globe Lane risks displacing vehicles onto unsuitable rural roads;
- **Road Capacity:** A14 eastbound junctions between Thrapston and Ellington are already undersized and unable to absorb further demand;
- **Junction Constraints:** The Woolley Road roundabout is inadequate for projected traffic, and its proximity to key junctions increases congestion risks;
- **Village Impact:** Additional vehicle movements along the B1043, Rusts Lane, Great North Road and Globe Lane will worsen congestion through Alconbury;

- **Environmental Harm:** The size and scale of proposed buildings threaten residential amenity and rural character through increased noise, light, and air pollution;
- **Lack of Local Insight:** Proposals show a lack of awareness of key local features, such as heritage bridge weight limits and route impracticalities.

These issues, compounded by a failure to share Traffic Impact Assessments, highway models, and environmental impact assessments, show a “desktop planning” approach disconnected from the lived realities of local communities.

Our Call to Action

We call on Endurance Estates to:

1. **Commit to a Stakeholder Meeting in September** – prior to the second public consultation, with attendance from Cambridgeshire County Council Highways, National Highways, Huntingdonshire District Council planning officers, and all affected parishes;
2. **Release Technical Assessment Data Promptly** for community review before further consultation;
3. **Confirm Publicly** that early engagement will shape the evolving proposals, not merely provide an opportunity for post-design comments.

Conclusion

The Brampton Cross development will shape our communities for decades. Decisions of this magnitude cannot be made in a vacuum. We urge Endurance Estates to abandon its “consult later” approach and engage now – openly, fully, and in good faith – while there is still a genuine chance to influence outcomes.

Signed:

Chair, Alconbury Parish Council

On behalf of Brampton Cross Working Party

Q&A DOCUMENT

What is the Brampton Cross development?

A major commercial site of approximately 945 acres by Endurance Estates that will be located on the A14/A1 intersection. It would result in the encroachment of significant commercial buildings of up to 30 metres in height, a vast increase in traffic, and environmental changes directly to the villages of Alconbury, Brampton, Ellington and Woolley. However, due to the A14 road infrastructure and undersized junctions on the A14 eastbound, the impact of traffic will also impact all villages between Thrapston to Brampton on the A14, and also the villages between Sawtry and St Neots on the A1.

Why are local councils concerned?

They believe Endurance Estates is bypassing early engagement, risking poorly informed proposals that ignore local realities such as traffic constraints, road safety, and environmental impacts.

For example, affected parish councils have not been consulted by Huntingdonshire District Council or Endurance Estates under the Environmental Impact Assessment scoping process.

What are the key issues raised?

- Strain on already undersized road junctions and rural routes.
- Potential noise, light, and air pollution.
- Lack of transparency around technical studies.

What are councils asking for?

Immediate stakeholder engagement, release of all technical assessments, and a commitment that feedback will meaningfully shape plans - not just be collected after decisions are made.