

Barham and Woolley Parish Council

Approved and signed minutes from the definitive legal record of Council business. In the interest of early publication for residents, the notice board carries text of draft minutes awaiting approval. Draft minutes may sometimes be amended at the next council meeting before being signed. If amendments are made, this will be noted in the draft minutes of the next meeting.

Minutes of Extraordinary meeting held on Thursday 4th September 2025

Councillors present:

Mr P Harrison

Mr T Massey

Mrs C Grove-Price

Ms J Webb

1 Chairman Mr P Harrison opened the meeting at 19.45

2 Apologies Mr N Grundy

3 Minutes of the previous meeting were read and accepted as correct. Ms Webb proposed and Mrs Grove-price seconded approval. Mr Massey wished it to be noted that the auditors were happy with the accounts he had submitted and they had been signed off.

4 No declarations of interest

5 & 6 combined. Refer to Agenda for full explanation of points for discussion.

Councillor Grove-price has been to meetings of the Brampton Cross Working Party, joined by Councillor Webb at the latest meeting. It was felt by the working group, which includes all local Parish Councils to the site, that rather than fight the proposed development it would be better to try and mitigate the effect on the local area by working with the developers and planners to obtain a better outcome for local villages. To this end, the working party have been active in writing a letter, see attached, dated 7th August 2025, with their concerns over the proposed development. A reply was received, also attached, dated 19th August 2025, covering the concerns raised.

As to how this development would likely affect Barham & Woolley, flooding is a concern and Alconbury flood group are engaged with the developers over this.

Highways capacity locally is a main issue, especially the Ellington roundabout as the proposed access to the site would be from the Woolley Road adjacent to A1.

Bridlepaths would be affected. Mrs Grove-price mentioned that all new developments have to now accommodate walkers, cyclists and equestrians.

Rights of way would be affected.

Light pollution would be a concern.

The bridge over the brook in Alconbury is a concern with its weight restriction.

Closures of the A1 & A14 if these were to happen due to accidents etc, during the development of the site.

7. The scoping document was sent out in 2024 to some, not all, local Parish Councils but there was no request for the Parish Council to respond.

Subsequently, an open letter has been drafted, see attached, from all local Parish Councils. This was read out to Councillors by Mrs Grove-Price and she proposed, seconded by Mr Massey, that the Clerk be instructed to email the clerk at Alconbury Parish Council that Barham & Woolley Parish Council were happy to be a party to this open letter.

8. Globe Lane could be re designated an active travel route for buses and cycles only. Mrs Grove-Price proposed that this be put on the agenda for the meeting scheduled for Tuesday 11th October 2025 as District Councillor Ian Gardener would be attending that meeting and he had more details.

9. Councillor Webb had emailed Dr Claire Wallace who had given a presentation to the working group regarding the Protected Road Verge status on Globe Lane & Woolley Road. She is more interested in the flora and fauna but wildlife is also within her remit. To name a few wildlife local to the area: otters, bats, badgers, deer, red kites etc etc.

10. Councillor Grundy will be asked to download the data from the MVAS units and send to Chris Pinn at the working group. This data is only for the past few weeks and therefore doesn't show historical activity due to A14 closures etc.

11. All Parish Councils have been asked to consider a contribution of £2000 each towards professional expenses that the working group are likely to encounter. They are actively seeking professional help on a voluntary basis. Mrs Grove-Price will inform them that we would only be able to contribute a small amount, if any, and this will be further discussed at the October meeting.

There will be a section 106 agreement that the developers will have to conform to and a technical person will be needed to make sure that this is adhered to.

12. The 2nd public consultation is due in the Autumn and planning will be applied for in early 2026.

13. Mrs Grove-Price explained a little about Java Script but this will be minuted for the October meeting once more is known about it.

Meeting closed at 21.00

BARHAM AND WOOLLEY PARISH COUNCIL

NOTICE IS HEREBY GIVEN THAT AN EXTRA-ORDINARY MEETING OF THE PARISH COUNCIL will be held on ~~14~~ 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

ACTIVE TRAVEL ROUTE – GLOBE LANE

At Alconbury PC meeting Tuesday, 29th July, 2025, Cllr Ian Gardener (HDC/CCC) made reference to the developers considering Globe Lane as an Active Travel Route (similar to the cycle route between Brampton and Grafham that is cycle only) which would prevent vehicular travel down that lane - without the developers having to spend any money on improving it! - just with the occasional bus travelling to enter the top north west corner of their site.

Bearing in mind that the developers haven't conducted any traffic surveying north east of their site, and by changing Globe Lane into an active travel route, they've pushed the problem out to our villages.

I'm attaching a link to the government website on active travel for your reference: [Active Travel England](#) and there is also a toolkit with more detailed reference documents: [Active Travel England scheme review tools - GOV.UK](#)

I would imagine this will be one of the changes that will be disclosed at the second public consultation. It is highly likely they will not have considered the net has been widened to the neighbouring parishes and they won't be expecting our representatives at the next exhibition. So we've got some time to research and get our arguments together, and make a strong objection directly to the consultants.

Discussed at the Working Party meeting on 20 August + waiting a response from Highways - although it's likely they will say no comment until outline planning application goes in ...

LP/CGP/RW

25 August, 2025

BRAMPTON CROSS PLANNING

Scoping Documents / Environmental Impact responses

General Notes for consideration/discussion:

Clara Kerr - Chief Planning Officer HDC

James Croucher - Case Officer HDC - (07590 827684)

What will affect Barham & Woolley

- Flood Risk (Woolley)
- Pollution
- Rights of Way impact (Footpaths & 4 Bridlepaths)
- Highways capacity
- Impact on Historic Buildings (Churches) – local traffic overflow
- Light pollution (from farmland to solid buildings = massive change of use)
- Wildlife (land & airborne)
- Protected verges
- New Landscape / Visual impact
- A14/A1 closures = satnav chaos
- Extra pressure on A14 crossover junctions (Woolley/Easton/Leighton Bromswold)

CGP/RW

25 August 2025

BRAMPTON CROSS PLANNING

– by 3 September 2025 (in preparation for submission to the Committee Clerk – details can be found on www.cambridgeshirepeterborough-ca.gov.uk)

Any Questions for Combined Authority (Growth Committee) by 3 Sept 2025?

Information about Growth Committee

The Growth Committee is responsible for the development, management and implementation of key strategy and policy relating to the Environment and to sustainable communities, as set out in the Corporate Plan. It is accountable for the performance management of key performance measures including the reduction in CO2 emissions, an increase in biodiversity and the ability of communities to adapt to climate related impact (e.g. flood resilience).

The Committee is chaired by Councillor Sarah Conboy, Leader of Huntingdonshire District Council.

Next Meeting Dates: 10th Sept 2025 & 5th Nov 2025 at 10am

Any Questions to Combined Authority - Transport Committee

Information about Transport Committee

The Transport Committee is accountable for the development, management and implementation of key transport strategy and policy including the Local Transport and Connectivity Plan (LTCP), the Bus Strategy, the Transport Budget (including any transport levy), the annual programme of strategic transport and infrastructure projects, and the delegation of passenger transport functions to delivery partners. The Committee also oversees key performance measures such as increasing public transport usage and sustainable travel connectivity, reducing the number of people killed or seriously injured on the region's roads, reducing congestion on major roads and improving connectivity for 'left behind' areas.

The Committee is chaired by Councillor Chris Boden, Leader of Fenland District Council.

Next Meeting Date: 15th Sept 2025 at 10am



Alconbury Parish Council

www.alconburyparishcouncil.gov.uk

Parish Clerk: Alison Brown

46 Oakdale Avenue, Peterborough, Cambs PE2 8TA

parishclerk@alconburyparishcouncil.gov.uk

7 August 2025

Mike Gildersleeves
Deputy Chief Executive
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Sir,

Proposed Brampton Cross Development

On behalf of Alconbury Parish Council, I am writing to summarise our continuing objections and significant unresolved concerns regarding the proposed commercial development known as Brampton Cross. We would be grateful for a formal acknowledgement of this letter within one week of receipt, and confirmation of how the concerns raised will be considered as part of Huntingdonshire District Council's ongoing review and decision making process.

From the outset, we have observed a consistent lack of transparency and a failure by the developer, Endurance Estates, to meaningfully engage with affected communities, particularly Alconbury and its surroundings.

We believe that Huntingdonshire District Council, in its roles overseeing planning, housing delivery and economic development, must now critically examine both the specifics of the Brampton Cross proposals and the broader cumulative implications for infrastructure and community well-being in the Huntingdon area.

Summary of Key Objections Raised

Our formal objection letter, dated 7 July 2025 (a copy of which is attached for your information) details a wide range of issues raised during the public exhibition and reinforced by survey data, including:

- **Traffic Impact:** 95% of respondents cited significant concerns about traffic volumes, unsafe access, and congestion, particularly relating to the unsuitability of Globe Lane and the vulnerability of Alconbury village to increased vehicular flow;

- Flood Risk: 89% of residents expressed anxiety about flooding. The proposed drainage strategy fails to address the known hydrological vulnerabilities of the local catchment area, including Armstrong's Gorse and Nuns Bridge;
- Building Heights: The proposed 30m-high structures are inconsistent with the local landscape and regional precedent, with no adequate visual or character impact assessment;
- Lack of Sustainable Transport Guarantees: There are no enforceable commitments regarding bus provision, and key assumptions about modal shift are unsupported by evidence or infrastructure;
- Environmental and Public Health Impacts: There has been no commitment to environmental monitoring in affected neighbouring areas, nor any acknowledgement of the risks to residents with existing respiratory conditions.

Outstanding Issues Requiring Resolution

We have submitted a follow-up letter dated 30 July 2025 (a copy of which is also attached for your information) requesting technical documentation, including:

- Full Traffic Impact Assessment with cumulative modelling for A1, A14, A1307, and the Woolley Road roundabout;
- Environmental Impact Assessments and visual photomontages from Alconbury village and public bridleways;
- Flood Risk Assessment and surface water discharge strategy aligned with 1-in-200-year rainfall events and local flood mitigation standards, as recommended by Alconbury Brook Flood Group;
- Details of any proposed S106 agreement, any legally binding transport guarantees, and proposed community benefit schemes;
- Evidence of meaningful engagement with Highways at Cambridgeshire County Council, National Highways, or the Economic Development team at HDC.

Whilst the request for these documents has only just been made, any failure to provide them hinders informed scrutiny and undermines public confidence in the planning process.

Strategic and Cumulative Concerns

We are deeply concerned by the cumulative impact of current and proposed commercial and residential developments around Huntingdon, including:

- Alconbury Weald which is still under development;
- The proposed commercial site known as Hinchbrook Logistics Park; and
- Emerging residential proposals in The Stukeleys, Abbots Ripton, and around Hartford going up towards RAF Wyton.

Together, these developments place enormous pressure on already stretched transport corridors and drainage systems. Without comprehensive, cross-site infrastructure planning

and coordinated mitigation strategies, there is a significant risk of systemic failure – with daily consequences for safety, air quality, road capacity, and resilience to climate impacts.

We also request that the Council consider the issues that Anglian Water have regarding their capacity to provide reliable mains water and wastewater infrastructure to every proposed commercial and residential site currently under review as part of the updated Local Plan, expected in Autumn 2025. Given the volume and geographic spread of development proposals, many of which overlap in timing and utility demand, there is a real risk that critical water infrastructure will fall short of requirements. Planning decisions made without up-to-date utility data risk overcommitting available resources and jeopardising water security for existing and future communities.

Consultation Failures and Lack of Transparency

Despite requests from the outset of our first meeting with Endurance Estates in Autumn 2023, the developer has failed to:

- Provide baseline traffic data for key access routes, including those most affected by likely increases in congestion;
- Offer verifiable health, environmental, and visual impact assessments for communities beyond the development boundary;
- Deliver clear and enforceable commitments on long-term transport, surface water mitigation, or bus service provision;
- Propose a credible and accountable mechanism for community benefit delivery.

This lack of transparency has prompted Alconbury Parish Council to widen its engagement to neighbouring parishes, particularly those situated along the A14 and A1 corridors, including but not limited to Brampton, Buckden, Barham & Woolley, Ellington, and The Stukeleys. Many of these communities are experiencing the compounding effects of traffic congestion, road safety concerns, and infrastructure strain arising from both operational and proposed commercial and residential developments.

The decision to broaden the conversation reflects our shared experience of unsatisfactory communication and insufficient consultation by developers, whose assessments appear narrowly defined and do not reflect the true, cumulative regional impact of such large-scale proposals. It is essential that the voices of all affected communities are recognised in the planning process.

Request for Council Action

We are increasingly concerned by the perception, reinforced through discussions with district councillors and our local MP, that the approach taken by HDC appears to be, provided the concerns of the Alconbury Brook Flood Group are addressed, the wider proposal by Endurance Estates is likely to be accepted.

This narrow focus on flood risk, whilst important, fails to acknowledge the full range of serious and legitimate objections raised by the broader community. There are a wide range of issues relating to transport, environmental impact, landscape character, health, road infrastructure and the cumulative regional effect of development. Such an approach

undermines the principles of genuine, inclusive and balanced consultation and creates the impression that public engagement is being treated as a procedural formality rather than a meaningful part of the decision-making process.

We urge Huntingdonshire District Council to:

1. **Call for the immediate release of all technical and policy documentation** relevant to the Brampton Cross proposal;
2. **Undertake a formal review of the cumulative infrastructure capacity** of the district to support ongoing and proposed development;
3. **Ensure that any planning application is paused** until meaningful and transparent consultation with all affected communities has been organised;
4. **Convene a multi-stakeholder meeting** involving planning officers, the developer, community representatives, highways authorities, and flood groups to openly address outstanding issues.

We specifically request a full response from HDC on points 1 and 3 above within one month i.e. by Monday 8 September 2025. We consider this is a pragmatic and reasonable timeframe given the summer holidays and allowing for key staff being absent.

We remain committed to constructive dialogue but require assurance that due process, sustainability, and the public interest will be upheld. We respectfully remind you of our request for an acknowledgement of this letter within one week and we look forward to hearing from you.

Yours faithfully,

Alison Brown

For and on behalf of
Alconbury Parish Council

cc: Ben Obese-Jecty, MP for Huntingdon
Paul Bristow, Mayor of Cambridgeshire and Peterborough Combined Authority
Ian Gardener, District Councillor, Huntingdonshire District Council
Charles Dalleywater, Alconbury Brook Flood Group
Head of Highways, Cambridgeshire County Council
Spatial Planning – East Region, National Highways

By email : parishclerk@alconburyparishcouncil.gov.uk

19th August 2025

Dear Alison

RE: Proposed Brampton Cross Development

Thank you for your letter dated 7th August 2025, and for taking the time to raise your concerns with us.

I think it would be helpful for me to clarify the planning status of Brampton Cross from both a policy and application perspective.

Adopted Local Plan

The site is not allocated for development in the current Local Plan. Were a planning application to be received it would be assessed against the Local Plan's policies including those relating to the countryside (LP10), the rural economy (LP19), sustainable travel (LP16), flood risk (LP5), and several others. Due regard would also be given to the content of the National Planning Policy Framework (NPPF). Individually and cumulatively these policies require a significant weight of technical assessment to be undertaken, submitted and scrutinised, including and extending beyond the topics raised in your letter. The Council's position in respect of the scope of environmental information that would be required in support of any such application is set out in our *Environmental Impact Assessment Scoping Opinion* (our reference 24/70075/SCOP), on which your Council was consulted but at the time did not respond.

Emerging Local Plan

The evidence base underpinning the Local Plan review continues to be collated and at the time of writing no decisions have been made on the Council's preferred options for new development allocations. We will continue to consult and involve all stakeholders in this process, with the intention of publishing our preferred options for consultation in the Autumn. Technical assessments undertaken by the Council's consultants are being published on our website as-and-when they arrive, with these assessments fundamentally informing our decisions moving forward. No decisions

have been made about Brampton Cross, or indeed any of the numerous other sites that have been put forward for new development allocations.

Technical assessments

The range of concerns set out in your letter are noted. We have been party to a number of meetings between the promotor and technical consultees including, for example, National Highways, the Environment Agency, the County Council, and Natural England. The scope of technical assessment required by these bodies is, at its minimum, as detailed as that set out in your recent letter. We are also aware that the promoter has and continues to work with their own technical team and engage with relevant bodies and stakeholders such as Anglian Water. We continue to impress upon them the need to work with stakeholders, including bodies such as the Parish Council and other groups, to find solutions to identified problems in line with Government guidance.

We have not received a planning application for Brampton Cross and do not have any answers from technical consultees or the promoter to the many very valid concerns set out in your letter. Should an application be received in the future, we would expect it to be supported by the range of detailed technical assessments set out in our *Scoping Opinion* letter, and the views of your Council on that information as a statutory stakeholder within the planning application process – along with numerous other consultees – would be sought accordingly.

I will ensure that your letter is shared with Endurance Estates, along with a copy of my reply, so that they can be in no doubt over your Council's position and the concerns you have.

Turning to the matter of engagement between the developer and the Parish Council. It is welcomed that you remain open to constructive dialogue and I will relay your concerns regarding lack of engagement to the developer, and encourage them to contact you direct to discuss their intentions. At this time, and given there is not a planning application under consideration, it would not be appropriate to participate in formal meetings in relation to this site.

We have now completed our consideration of your complaint. Thank you for taking the time to raise your concerns with us, I hope the content of this letter offers some clarity and reassurance to you.

Pathfinder House, St Mary's Street
Huntingdon PE29 3TN
www.huntingdonshire.gov.uk

Yours sincerely,



Mike Gildersleeves
Deputy Chief Executive & Corporate Director - Place
Huntingdonshire District Council

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