Alconbury Parish Council

www.alconburyparishcouncil.gov.uk
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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 Hinchingbrooke 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