Alconbury Parish Council

www.alconburyparishcouncil.gov.uk
Parish Clerk: Alison Brown
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30 July 2025

Endurance Estates Limited
Unit 1 The Press
Station Road
Foxton
Cambridge
CB22 6SA

Dear Sirs,

Request for Stakeholder Meeting and Submission of Supporting Documentation

Following our letter dated 7 July 2025, which detailed extensive and ongoing concerns from Alconbury Parish Council and local residents regarding the proposed Brampton Cross development, we are writing to formally request a stakeholder meeting between Endurance Estates and key community representatives.

The objective is to ensure early and transparent engagement around the significant unresolved issues raised by local residents at the public consultation and in our prior correspondence, and to clarify the assumptions and mitigation measures will be addressed prior to the second public consultation and subsequent application for outline planning.

To support this discussion, and in the interest of constructive and informed review, we request that you provide the following documentation in advance:

1. **Technical Assessments and Data**

- Full Traffic Impact Assessment (TIA), including:
    - Raw survey data from all access routes, including the north-western approach to the site, particularly for Rusts Lane, B1043, Great North Road and Globe Lane;
    - Traffic modelling scenarios (including raw survey data used to produce these scenarios) based on the proposed creation of up to 15,000 jobs on site, reflecting:

    - Peak hour and daily commuter movements by private vehicle, bus, cycling and walking;
    - Anticipated modal split and assumed uptake of sustainable transport options;
  - A clear description of the type of business operations anticipated on site, in order to ensure that traffic assumptions accurately reflect operational realities. For example, if the development anticipates use by an Amazon, Ocado or DHL type of business, this would involve a high volume of 3.5 tonne delivery vehicles, frequent loading and unloading, and time-sensitive distribution logistics – all of which would place significant strain on the local road network;
  - Projected commercial vehicle flows, including:
    - Estimated daily and peak HGV and LGV movements related to logistics, warehousing, deliveries and servicing;
    - Trip generation from both operational and ancillary commercial uses;
    - Routing assumptions and impacts on roads such as Globe Lane, Great North Road, B1043, Woolley Road and Brampton Hut roundabout;
  - Traffic modelling scenarios (including raw survey data used to produce these scenarios) for the A1307, A1 and A14 that reflect both current usage and future cumulative demand from Alconbury Weald and the potential Hinchingbrooke Logistics Park site;
  - Traffic modelling scenarios (including raw survey data used to produce these scenarios) that reflect both current usage and future cumulative demand specifically for the Woolley Road roundabout in all directions;
  - Traffic modelling scenarios (including raw survey data used to produce these scenarios) for the A1 northbound from Black Cat once the current roadworks are complete, to reflect the future cumulative impact of traffic approaching the current Buckden roundabout;
  - Traffic modelling scenarios (including raw survey data used to produce these scenarios) for the A141 for all residential sites proposed in and around The Stukeleys, Alconbury Weald, Abbots Ripton and Hartford to reflect both current usage and future cumulative demand on current road infrastructure around Huntingdon and leading to the A1307 and A1/A14 junction;
  - Baseline data collection dates and methodology used;
  - Finally, please comment on what discussions have been conducted with Highways at Cambridge County Council and with National Highways regarding the entrance/exit of your proposed site.

- Flood Risk Assessment and Surface Water Management Strategy, addressing:
  - Site drainage design for 1 in 200-year events and the climate change uplift;
  - Discharge modelling and how it prevents channel backup at Armstrong's Gorse and Nuns Bridge;

- Alignment with recommendations from the Alconbury Flood Group.

We understand meetings have already been arranged between yourselves and Alconbury Flood Group and we strongly request the same level of consideration and transparency.

- Landscape and Visual Impact Assessment (LVIA):
  - Assessment of proposed building heights (up to 30 metres) and massing in relation to surrounding landscape and topography;
  - Photomontages and verified views from key public vantage points within Alconbury, demonstrating the visual impact of both 30-metre and 15-metre high buildings;
  - Comparative visual analysis with other regional logistics developments such as the proposed Hinchingbrooke Logistics Park.

- Environmental Impact Assessment (EIA), including:
  - Air quality and noise projections for impacted residential areas, especially Globe Lane and Alconbury village;
  - Full assessment of impacts on Protected Road Verges W02 and W03;
  - Habitat, biodiversity and ecological loss assessments for any proposed changes to existing bridleways, rural lanes, or green corridors.

- Health Impact Assessment, focusing on:
  - Specific attention to vulnerable residents in affected traffic corridors (e.g. those with respiratory conditions along Globe Lane);
  - Assessment of public health consequences from increased emissions along green, recreational spaces currently used for walking, cycling, and riding.

2. Legal Commitments and Guarantees

- Draft Heads of Terms for any Section 106 or equivalent agreements with the local planning authority;

- Legally binding guarantees concerning:
  - Long-term funding and provision of bus services;
  - Maintenance and protection of non-motorised user routes, including current bridleways.

- Details of land ownership and stewardship post-development;

- Mitigation agreements concerning Globe Lane usage, including enforceable HGV restrictions and road upgrades (or avoidance of upgrades that would affect PRVs);

- Details of any meetings, correspondence or agreements held with:
    - The Economic Development team at Huntingdonshire District Council; and
    - The District Council leadership team.

  Specifically, please clarify the nature and status of these discussions, the topics covered (e.g. employment targets, strategic transport access, land use alignment) and any formal commitments or policy endorsements received to date.

3. Community Benefit Provisions

We also request full details of any Community Fund or similar benefit scheme intended to support the local area, particularly Alconbury village. This should include:

- The total value of the fund;
- The number of years the scheme will run;
- The eligibility criteria for community projects;
- The application and decision-making process, including who will oversee the fund, how bids will be evaluated and how allocations will be monitored;
- How the fund will prioritise projects that mitigate development impacts (e.g. traffic, amenity loss, environmental degradation) within the parish.

The scale and nature of the Brampton Cross proposals require a level of scrutiny that is informed, rigorous and locally contextualised. It is essential that the assumptions behind both commuter and commercial transport projects are fully transparent and aligned with the true scale of the development's impact.

We are open to constructive dialogue and request a stakeholder meeting within the next 3–4 weeks. Please propose a set of dates at your earliest convenience. We will ensure representatives from Alconbury Parish Council, Alconbury Flood Group, local residents' groups, and relevant elected officials are invited to participate in this session.

We look forward to receiving the documentation outlined above and to engaging in a collaborative discussion on how these concerns can be meaningfully addressed.

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
Head of Highways, Cambridgeshire County Council
Spatial Planning – East Region, National Highways
Charles Dalleywater, Alconbury Flood Group