Project update

BRAMPTON CROSS

Brampton Cross

Alconbury Parish Council

21 October 2026

BRAMPTON CROSS

INTRODUCTIONS

BRAMPTON CROSS

LANDOAK
James Eadie

KANDA
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WSP
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Today

AGENDA

BRAMPTON CROSS

01 What you told us, and progress since

02 Highways: the evidence

03 Keeping traffic out of Alconbury

04 Buses, walking and cycling

05 Flood risk

06 Wider project update

07 Timetable and next steps

WHAT YOU TOLD US

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Where is the evidence?

How will you mitigate harm?

Will this cause more flooding?

Your top concerns:

- Traffic
- HGVs in the village
- Globe Lane
- Brampton Hut
- Flooding

Since summer 2025

PROGRESS SINCE WE LAST MET



Indicative sketch of the site

WE LISTENED

306 people at the June 2025 exhibitions, 129 surveys and around 2,200 website visits.

NEW TRANSPORT EVIDENCE

Fresh modelling with Cambridgeshire County Council, using the County's own transport model.

NEW FLOOD EVIDENCE

WSP has surveyed and profiled the local brooks, replacing Environment Agency data over 30 years old.

WHY IT HAS TAKEN LONGER

We chose to finish the highways and flood work with the authorities before coming back to you.

Highways

HOW WE BUILT THE HIGHWAYS EVIDENCE

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Count

Traffic surveys at key junctions around the site.

Model

CaPCAM, Cambridgeshire County Council's own transport model.

Test

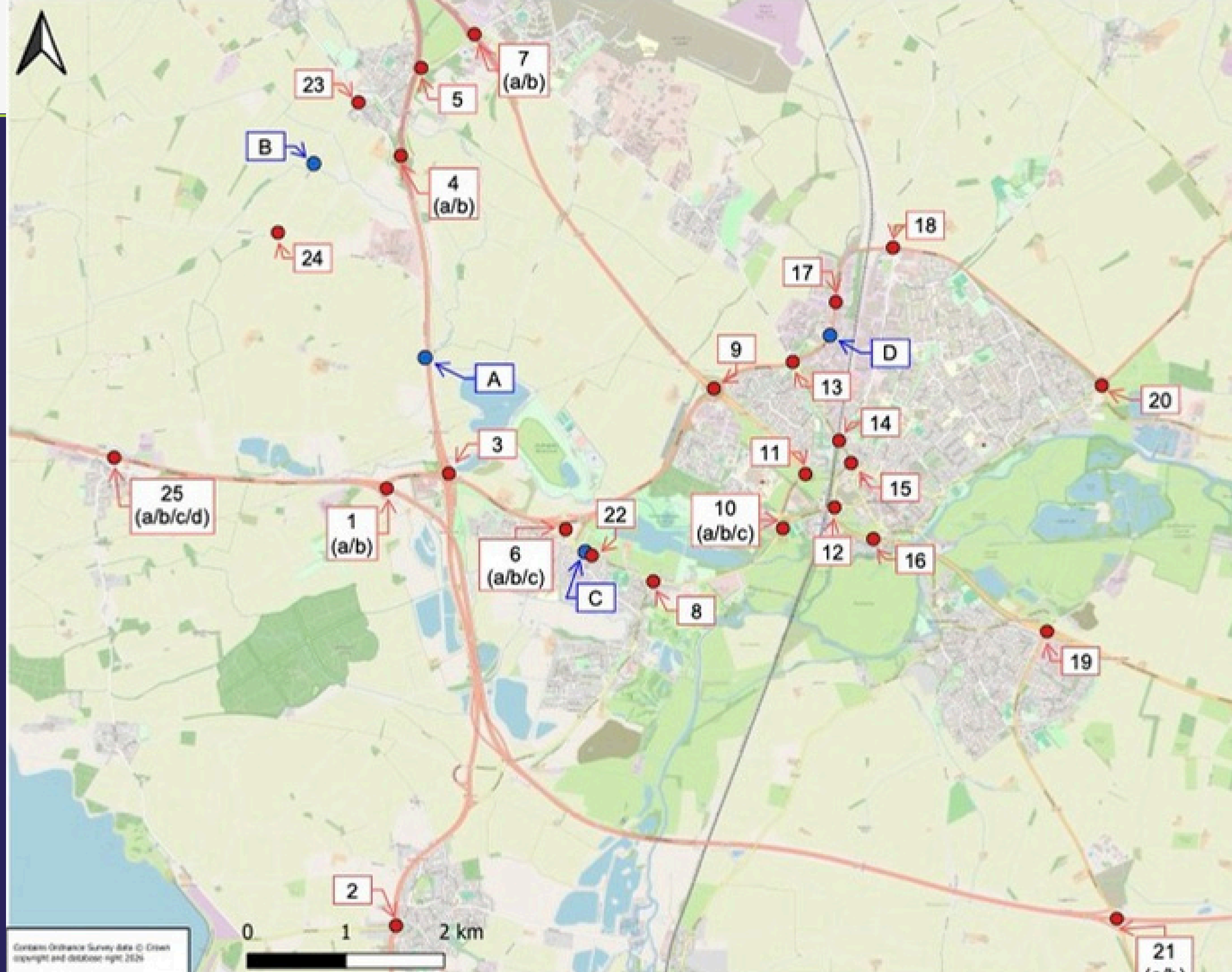
Scenarios compared, from road changes alone to a full bus and cycling strategy.

Agree

Results presented to the County Council in November 2026; National Highways to follow.

Highways

TRAFFIC SURVEY LOCATIONS

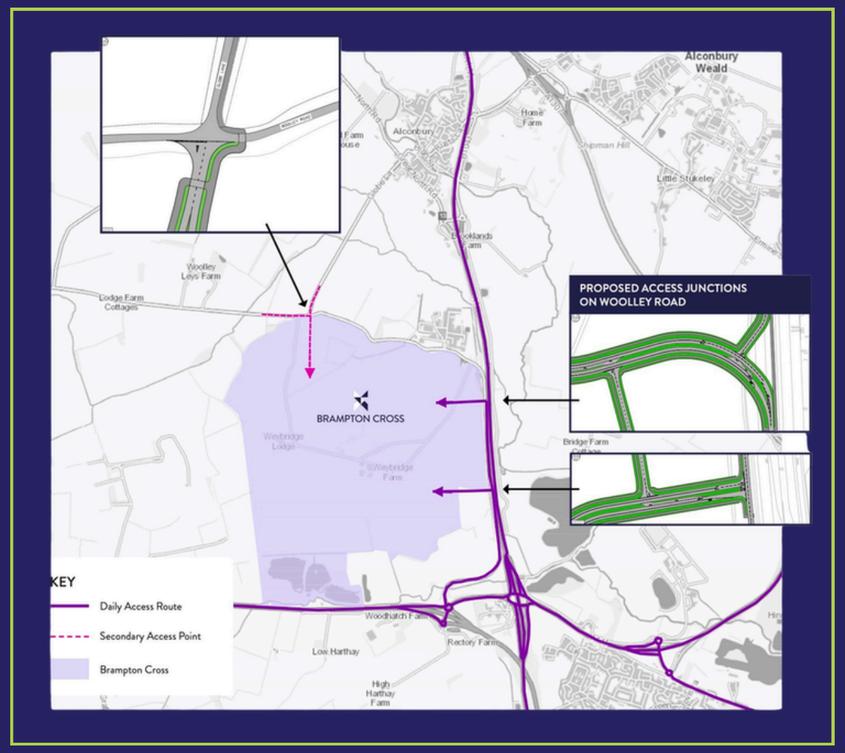


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Highways

KEEPING HGVS OUT OF ALCONBURY

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MAIN ACCESS

Two junctions on Woolley Road, on the east side of the site. Traffic goes straight onto the A1, A14 and A141.

GLOBE LANE

Not a through route for site traffic. ANPR cameras identify development vehicles. Access for buses, farms and residents is kept.

VILLAGE ROADS

Signage to keep HGVs on the main roads. ANPR enforcement and weight-limit options, sought through Section 106.

In the County model, controlling Globe Lane gives the biggest cut in site traffic on local roads.

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When the A14 or A1 closes

We've seen what happens to local villages when the A14/1 closes. We can't fix that on our own.

WHAT SITS WITH NATIONAL HIGHWAYS

Incident management and the official diversion routes on the strategic road network.

WHAT WE WILL ENDEAVOUR TO DO

Make sure Brampton Cross traffic isn't part of the problem. ANPR will identify site vehicles, and tell us if they are.

Highways

MANAGING CONSTRUCTION TRAFFIC

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WITH THE APPLICATION

Outline Construction Traffic Management Plan

BEFORE WORKS START

Detailed plan agreed with the County Council and will include consultation with Parish on routes and hours of operation

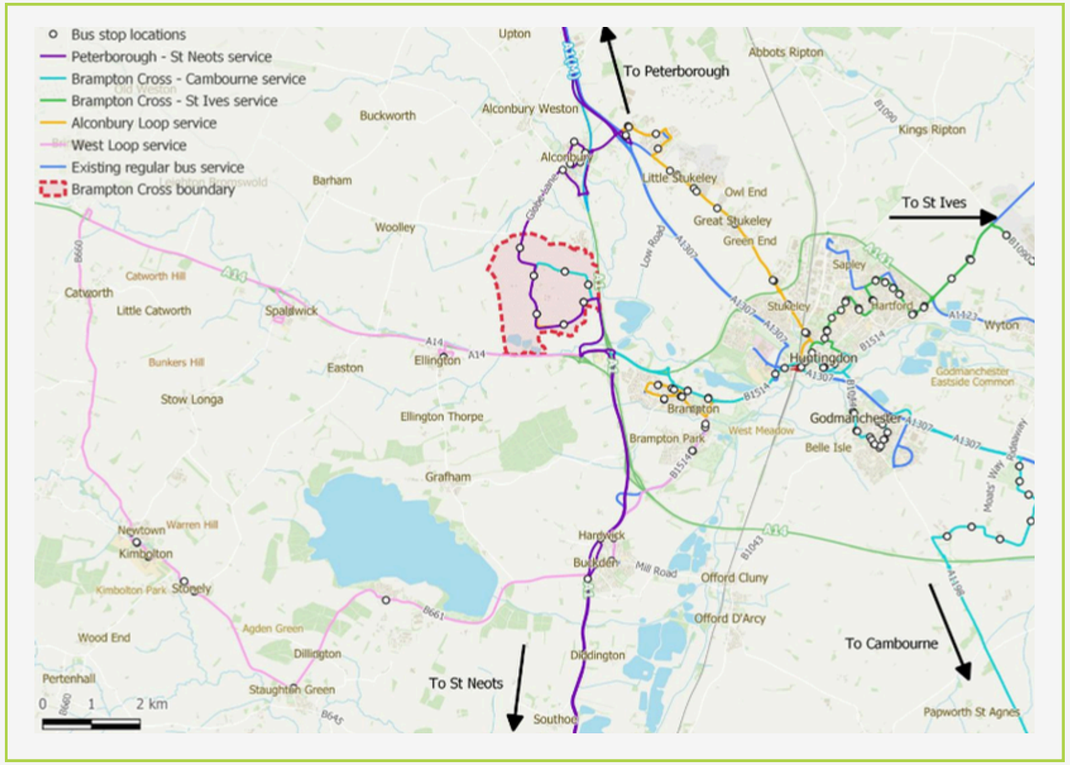
THROUGHOUT

Routes kept away from villages, schools and sensitive areas

No construction starts until the detailed plan is in place.

Public Transport

PROPOSED NEW BUS ROUTES



Map of proposed new bus routes

FROM FIRST OCCUPATION

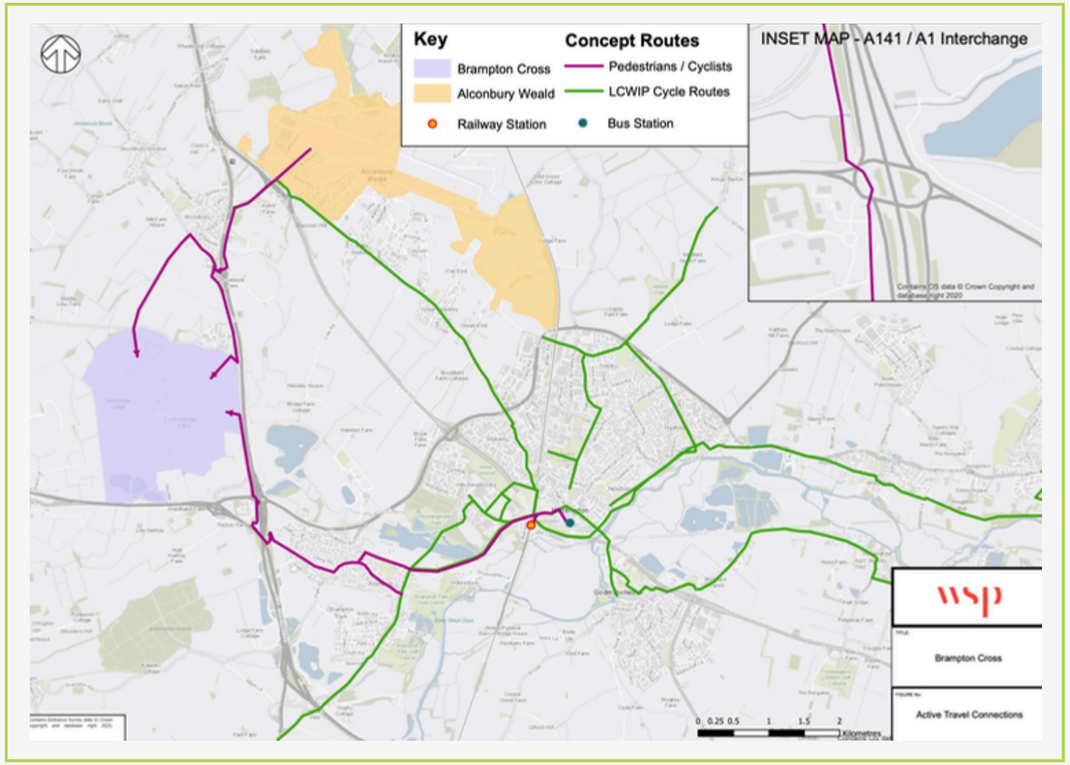
Tiger on Demand, subsidised and delivered with the Combined Authority.

AS THE SITE GROWS

ROUTE	PEAK FREQUENCY
St Ives via Huntingdon	15min
Cambourne	15min
Peterborough - St Neots	15min
Alconbury loop	30min
Western Village loop	30min

Active Travel

PROPOSED NEW CYCLE ROUTES



Map of proposed new cycle routes

INTO ALCONBURY

Extending the sustainable link from Woolley Road via Great North Road/B1043, offered as a Phase 1 commitment through S.106.

TO HUNTINGDON

Thrapston Road (B1514) route to the town and station.

ACROSS BRAMPTON HUT

Using the existing crossing at the A1 and A141 interchange.

ON SITE

Segregated cycleways, footways and mobility hubs.

Highways Mitigations

DRAFT MITIGATION, AND WHAT IT ACHIEVES

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PHASE 1 FIRST

The first plots to be delivered at Brampton Cross are on the site's north eastern edge. The modelling shows very minor delays, with minimal highway works at the start.

JUNCTION IMPROVEMENTS

Off-site works where traffic is highest, to be agreed with the County Council.

LOCAL HIGHWAY SCHEMES

Section 106 funding to support local improvement schemes.

JUNCTION 21 SLIP ROADS

Proposed as part of Phase 1, subject to National Highways and the updated survey data

SHARE OF DAILY TRIPS*

62%

by car, down from 89%

30%

by bus and park-and-ride, up from 2%

7%

walking and cycling

*draft results from modelling

Flood Risk

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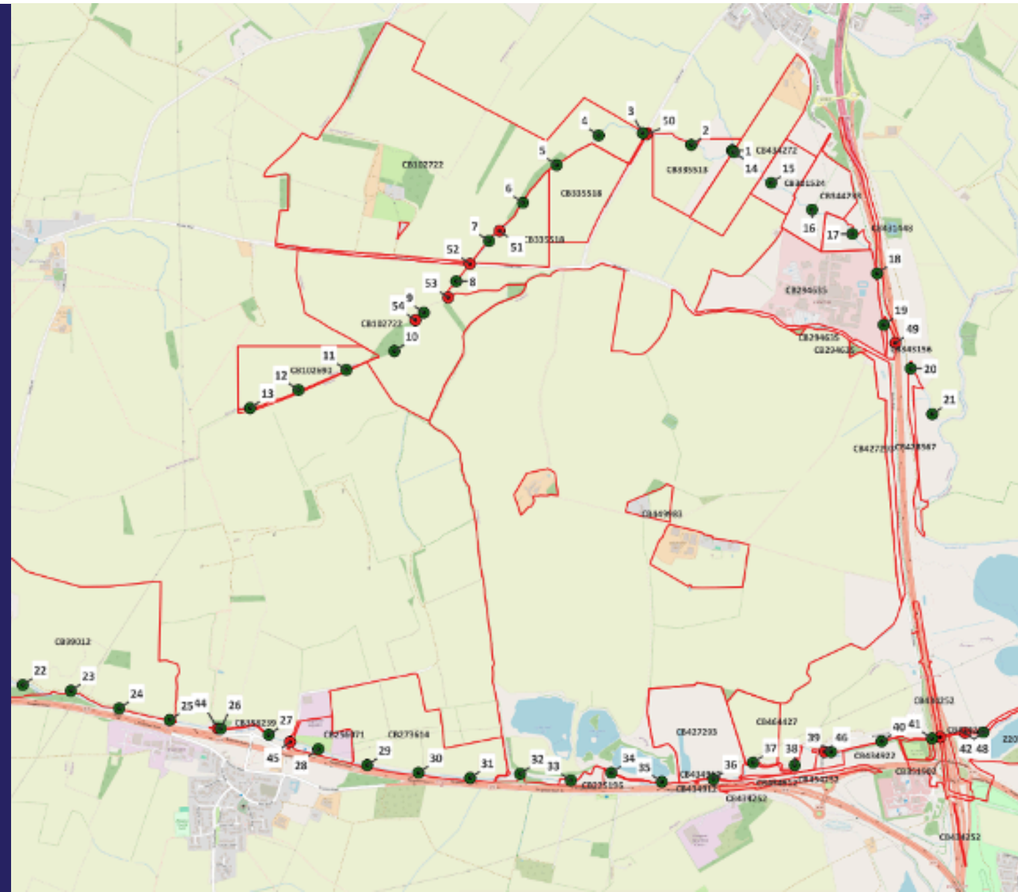
OUR DRAINAGE SOLUTION: REDUCING FLOOD RISK FOR THE COMMUNITY

TODAY

The fields have very low infiltration, so rain runs straight off into Cock Brook and Ellington Brook causing flooding.

NEW EVIDENCE

Environment Agency data is over 30 years old, so WSP has surveyed and profiled the brooks afresh.

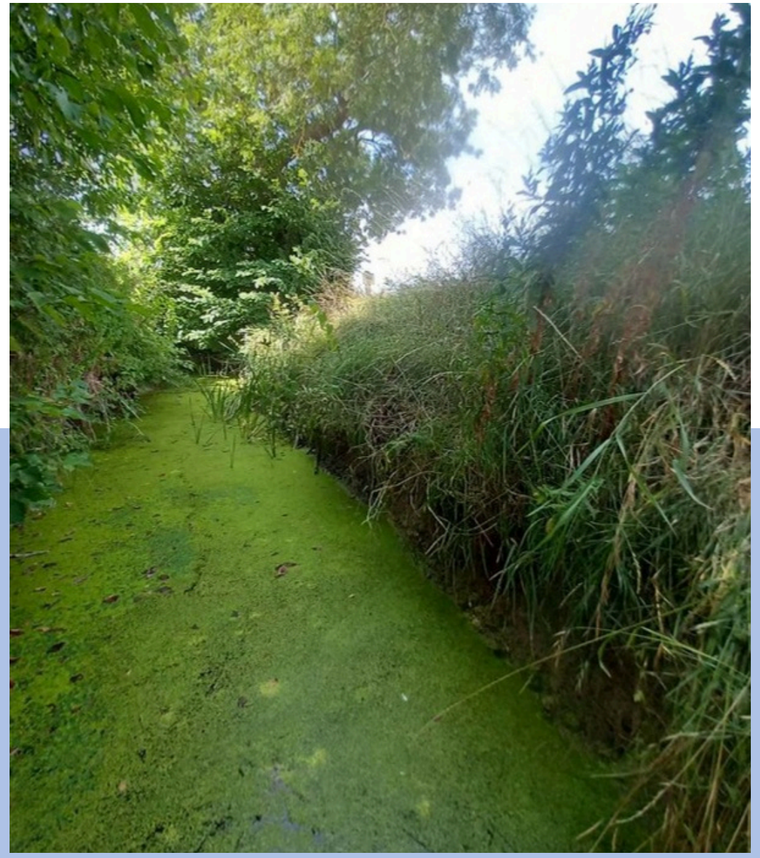


River survey points, WSP

Flood Risk

GATHERING DATA

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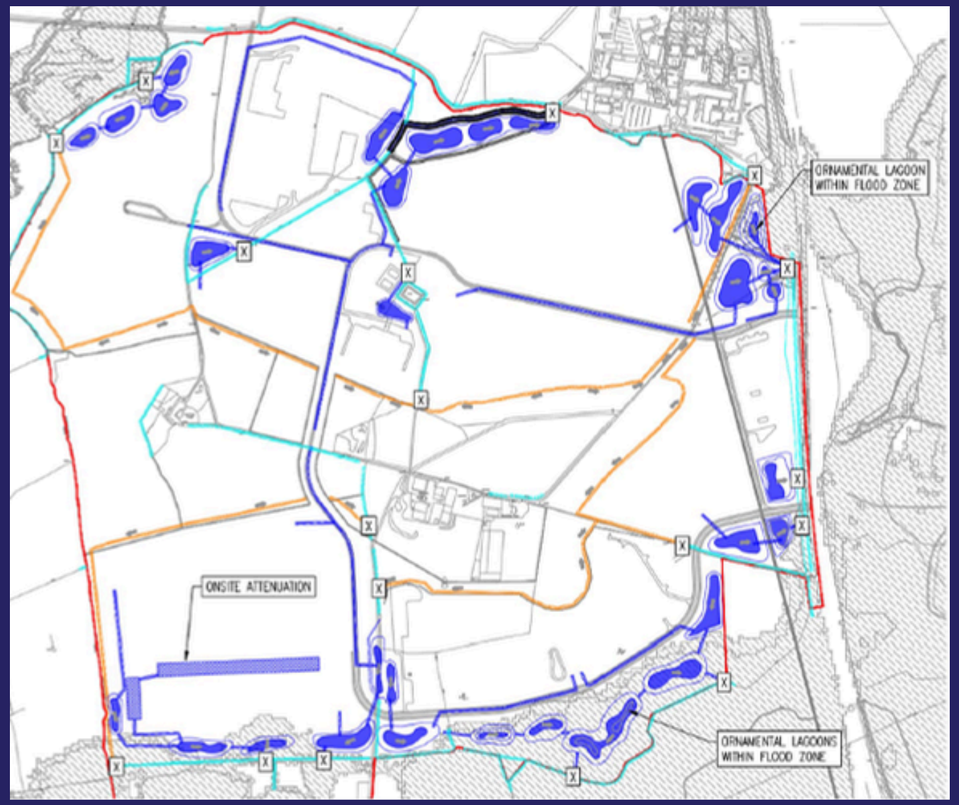






Flood Risk

HOLDING WATER BACK ON SITE



Draft surface water management strategy, WSP

237,000 m³

of storage, about 95 Olympic swimming pools

- Land drains, balancing ponds and lagoons
- Released at the greenfield runoff rate
- Designed for a 1-in-100-year storm, plus 45% for climate change
- Betterment beyond what the Local Plan requires

Ellington Brook has been designated a Blue Infrastructure Priority Area River Corridor. We will contribute to the conservation priorities set out within the Huntingdonshire Nature Recovery Network Report

Wider Project Update

THE WIDER TECHNICAL WORK

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LANDSCAPE AND HEIGHTS

Building heights limited in places to protect views of the ridges. Buildings closest to Alconbury will be 11-18m.

ECOLOGY

Over 20% Biodiversity Net Gain, keeping hedgerows and woodland where possible.

ARCHAEOLOGY

358 trial trenches planned, plus a geophysical survey agreed with the County archaeologist

POWER

Grid supply, renewables and battery storage, with underground cables to the site.

WATER AND FOUL DRAINAGE

Indicative connection points identified for water supply and foul water.

NOISE, AIR AND LIGHTING

Assessments cover both construction and operation.

THE MASTERPLAN

ACCESS TO OPEN SPACES

The site will open public access to walking routes and pathways around new blue and green spaces

AMENITIES

Cycle hire and shared amenities will also be open to use by the public and neighbouring Labcorp staff

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Timetable

WHAT HAPPENS NEXT, AND WHEN

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OCT 2026
Parish Council briefing (today)

LATE 2026
Project updates delivered to stakeholders

END 2026
HDC submits its new Local Plan for examination

EARLY 2027
Environmental scoping and pre-application work with HDC

MID-LATE 2027
Outline planning application submitted (target)

9-12 MONTHS
Planning determination

LATE 2028
Construction starts on site

2028 TO 2046
Phased build out of site

Why the dates have moved

We have taken the time to finish highways, drainage, foul water and power work with the authorities.

After submission

HDC consults the Parish Council formally.

Next Steps

STAYING INVOLVED

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SECOND PUBLIC CONSULTATION

Updated plans, with exhibitions in local villages including Alconbury.

ALCONBURY FLOOD GROUP

A technical session on the flood modelling with WSP's flood specialist.

FORMAL CONSULTATION

HDC will consult the Parish Council once the application is submitted.



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Over to you

Questions and discussion

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