

Draft until signed
Minutes of Dry Drayton Parish Council (DDPC) Extraordinary Meeting held on
Thursday 30th April 2026 at 7.00pm at Dry Drayton Primary School, Park Street, Dry Drayton CB23
8DA

Present: Cllr J Granger (Councillor), Cllr T Houlihan (Vice-Chair), Cllr E Pyle (Councillor), Cllr C Wright (Councillor)

Clerk: S Etherington-Meech CiLCA (Parish Clerk/RFO)

Attending: Graeme Cosgrove (development director), Stuart Morse (highways lead) and Ben Copithorne (comms lead) all from Cambridge 25, Cllr R Stobart (District Councillor), 14 members of the public

Cllr Houlihan (Vice-Chair) chaired the meeting in the absence of the Chair.

1. To Accept Apologies for Absence

Apology of absence accepted from Cllr Aldersley who was absent due to illness.

2. To Accept Parish Councillors Declarations of Interest for Matters on the Agenda

No declarations of interest were declared.

3. To Agree to hold a Public Forum

Cllr Houlihan brought Item 4 forward to this point to allow residents to ask questions during the presentation from Cambridge 25.

4. To receive a presentation from Cambridge 25 in relation to their development proposals for an employment park on land off the A1307 next to Junction 25 of the A14 and to raise any questions or queries in relation to the proposed development

Ben opened the presentation and explained that Cambridge 25 is in the process of creating an Outline Planning Application and making representations and hope to put in a planning application in the Spring. Ben clarified that Cambridge 25 were aware that traffic and transport would be a big issue for the parish with this proposal

Graeme gave a presentation together with a diagram and raised the following points:

- The plot is 240 acres for employment use since 2018/19.
- A draft plan was published in October for the site to become a major employment site predominately for logistic users, accommodating 2.3-2.4 million square feet of floor space, providing development plots in a range of sizes for a range of services to support businesses.
- Floor space will be approximately 90% for storage delivery and 10% for general industrial use.
- The Local Plan for 2027/28 to 2041 will highlight that this site should accommodate businesses for that period.
- The initial proposal for the first phase is for 1.3-1.4 million square feet.
- Draft allocation is for the whole site not just the first phase.
- The plan is to keep all trees lines, a landscape lead scheme and creation of a 50–60-acre nature park and make sure the site is open for use by local people. The scheme will have consideration of existing ecology. There will also be a hub on site which will include a gym, café, shop, toilets and parking.
- Feedback from local residents is requested.
- The plan is principle of development with plots that can accommodate between 20-40 sq. ft up to 200,000-250,000 sq. ft with focus on local businesses to serve Greater Cambridge.
- Capture height will be smaller at the front around 13-14 metres to 21 metres maximum height at the back.

- Approximately 2.5-3K people will be working at the site but not all at one time.
- There are four other proposals for this sort of park with other trying to put forward need for higher space.
- The council has calculated a need for 3.5 million sq. feet over the next 15-16 years.
- This is the preferred site for employment.
- The public requested further clarification of the nature of employment at the site. Graeme advised that the principal use would be for employment with 10% general industrial and 10-12% office space. There would also be small scale businesses there such as a gym and somewhere for people to get drinks, lunch etc, providing facilities to the businesses.

Stuart gave a presentation together with a diagram and raised the following points:

- The 2.9K members of staff would not all be coming to the site at once.
- This is a good area for HGVs as it is a very well-located site for the A14.
- The main route would be the A14 but as some vehicles may wish to go west, Dry Drayton residents would not want them going through the village.
- In other parts of the country regulation orders are put in place to prevent or deter HGVs coming through villages. In response to this Cllr Houlihane raised that Dry Drayton Parish Council have been told they could not do this as there are no alternative routes. Stuart will investigate this and consider different options.
- Improvements will have to be provided in the area and Cambridge 25 would rather this was local and directly linked to the scheme.
- Apart from a few gaps this site is exceptionally well located for active travel.
- The site would be open 24/7 with shift patterns spread through the day, likely over three shift patterns in place. It is hoped that travel to the site will be by guided busway and shuttle bus. Bus franchising is being investigated for the area. It was highlighted that even with shift patterns traffic would change.
- There will be a need for access from Cambourne to the site which could provide further opportunity for bus services through Dry Drayton.
- Residents highlighted concerns over lots of lorries coming through the village. Cambridge 25 must have solutions and must agree with the authorities to get permission; they do not know exactly what the solution is and want ideas from the parish. To put a regulation order in place was suggested to prevent lorries from coming through the village.
- Traffic surveys will be completed in the area, and these will be presented and available. Traffic modelling will also consider Northstowe.
- Some network improvements maybe required, and they are committed to being delivered in the future. For example, the junction on the A14 is not sufficient and already at capacity and requires improvement such as signal controls and ensuring the majority of movements are outside peak times.

Cllr Stobart said he was grateful for engagement with the community, this will be an open process where Section 106 planning obligations will be discussed together with viability of the scheme and improvements that can be made. It is down to the community to promote the interests of the community actively and improvements the developer can make.

- Residents understand it will be disruptive and there will be an impact and they requested for concerns to be listened to and to come up with professional solutions for residents.
- Request from resident to support vehicles coming through full stop. Cambridge 25 highlight this would be a benefit and it something at the front and centre with the planning committee with concerns on traffic through the village.

- There will be multiple opportunities for Dry Drayton to submit their views on the proposals. An outline planning application will be submitted in May.

Cllr Houlihane raised the following:

- A cycle path was promised with the A14, and this never happened, the only thing holding it back is funding.
- The parish council are trying to put in traffic calming in the form of zebra and light controlled crossings which will be expensive.
- Finding ways to make the route accessible for residents but not great for a through route, would like intervention to support this.
- A survey was conducted which highlighted that residents are unhappy with volume and speed of traffic through the village.
- Would be good to hear plans for HGVs as volume of traffic is a concern especially with west Cambourne growing, Bourn Airfield development, Scotland Farm Travel Hub, joined up thinking is required as Dry Drayton are in the middle. At some point a bypass will be required.
- Priority no HGV's coming through the village.
- It is believed that a link from A14 to M11 South would solve many problems.

Cllr Granger highlighted that the process should involve listening to joint voices with other villages in a collaborative way, so things are secured through a Section 106 agreement. This will be a big development which will generate value and it is only right to use the value to make better with local people. The A14 did not have a Section 106 agreement. It was questioned as to what sanctions would be in place if things such as cycleways do not happen. Cambridge 25 advised that Section 106 runs with the land if sold and the legal agreement would sit with whoever owns the land. Cllr Stobart confirmed that this would be in the Section 106 agreement. Cllr Granger also queried scheme access to the A1307, changes are to be recommended.

Cambridge 25 advised that if the Outline Planning Application goes through, they would anticipate that it would go to planning committee the end of this year with late 2027/early 2028 as a potential start date. The government are keen on growth and chronic need for this floor space; permission can be granted in advance of the final Local Plan.

It was questioned as to when the green space would be developed, it was answered that Cambridge 25 is not sure as to what will come first with the development, no exact timescales can be given at present.

Cllr Houlihane closed the meeting by encouraging residents to submit their own opinions, so it is not just the parish council submitting comments.

5. Date and time of next meeting – Tuesday 12th May 2026 at 6pm for the Annual Parish Meeting and 7pm for the Annual Parish Council Meeting to be held at Dry Drayton Village Hall, High Street, Dry Drayton CB23 8BS

Meeting closed at 8.27pm

Signed.....

Date.....