

Kings Ripton Parish Council

Parish Clerk: Mrs Samantha Sharp
Telephone: 07927 530538
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A Meeting of Kings Ripton Parish Council¹ held on Monday 8th June 2026 at 7.00pm at: Kings Ripton Village Hall, School Lane, Kings Ripton, PE28 2NL

Members: 5 Quorum: 3

MINUTES

Present; Philip Rayner - Chairman (PR), Rebecca Rayner (RR), Judy Embly (JE), Paul Bassitt (PB), Samantha Sharp – Clerk (SS) and 4 members of the public

0014/06-26 To receive and approve apologies for absence.

Cllr Lowe – Accepted

Cllr Martin - Accepted

Cllr Bywater - Accepted

0015/06-26 To receive Disclosable Interests Declarations.

Members of the Council are subject to the Relevant Authorities (Disclosable Pecuniary Interest) Regulations 2012. All dispensation requests must be made to the Clerk prior to the meeting.

Cllr P Rayner and Cllr R Rayner – Glebe Farm
Clerk to check for dispensation approval from HDC

Meeting Closed - 1902

0016/06-26 Public participation.

To allow up to 10 minutes (2 minutes per person) for any members of the public and councillors declaring the existence and nature of a prejudicial interest to address the meeting in relation to the business on this agenda.

Priory Cottage land purchase – request for land evaluations of the previously used allotment land

Meeting Opened - 1915

0017/06-26 To elect the Chairman for 2026/27

RR nominated PR – accepted

PB Seconded

All in favour

¹Local Government Act 1972, schedule 12, paragraph 7 (2).

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- 0018/06-26 To elect the Vice Chairman for 2026/27**
PB self nominated – accepted
JE Seconded
All in favour
- 0019/06-26 To resolve to continue the use of the General Power of Competence**
PR proposed
JE Seconded
All in favour
- 0020/06-26 To receive an update from the Local County Councillor.**
None received
- 0021/06-26 To receive an update from the Local District Councillors.**
LGR reorganisation due in July 2026
HDC ran by a Lib Dem joint administration
- 0022/06-26 To approve minutes of the meeting on 20th April 2026.**
Minutes circulated to all Councillors prior to meeting.
PR proposed
RR Seconded
All in favour
- 0023/06-26 Matters arising from previous meetings.**
0023/06-26.1 Camp Beagle Protest – Clerk
21st June next protest day
0023/06-26.2 Highways issues – Clerk
Multiple potholes to be reported to the highways
30mph sign hidden within hedging
- 0024/06-26 Finance**
0024/06-26.1 To approve accounts for payment.
Grass Cutting
Village Hall Grant - £2,000.00
0024/06-26.2 Monthly bank reconciliations
To date - £26,920.68
Full reconciliation to be brought to the next meeting

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0025/06-26 To discuss the additional site of Sapley Gardens within the Huntingdonshire Local Plan and resolve a response to submit on behalf of Kings Ripton Parish Council

Response crafted by several Parish Councils and proposed by PR – Appendix A – Accepted

Kings Ripton response – proposed by PR – Appendix B - Accepted

0026/06-26 Matters as agenda items for future consideration

No decision can be made under this item²

Priory Cottage Update
Flood Working Party
20mph application

0027/06-26 To note the dates of the next Parish Council meetings.

- Monday 20th July - AGAR
- Monday 14th September
- Monday 30th November – Budget and Precept
- Monday 25th January 2027
- Monday 22nd March

Meeting Closed – 1955

² Local Government Act 1972, s12 10(2) (b)

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Appendix A

The Parish Councils of **Abbots Ripton, Broughton and Kings Ripton** have reviewed the Additional Preferred Sites (May 2026) consultation, which includes **Reserve Site A: Sapley Park Garden Village**. This substantial proposed development would significantly impact each of our Parishes and we are writing this joint covering letter to **register our strong and unified objection** to the inclusion of Phases 1 and 2 in the Local Plan Update.

We have submitted individual objections, setting out the details of how the proposed development would impact each of our three Parishes. Further, we have jointly reviewed these submissions and would like to emphasise our common objections:

- **Abbots Ripton, Broughton and Kings Ripton are all Conservation Areas**, designated to preserve their character and historical identity. Proposing a major housing and commercial development in such close proximity is **entirely inconsistent** with these aims.
- The surrounding **road network is already over-stretched** so that each village has become a rat run for traffic, particularly for traffic seeking a faster route between Huntingdon and the Fens. This situation already stands to be made worse by the new Alconbury Weald junction with the A141, and the A141 and St Ives Improvements Scheme, which has neglected the existing congestion on the A141 traffic north of the B1090 / Wyton roundabout. The Sapley Park Garden Village site would **severely exacerbate this burden**.
- **Flooding and/or sewage issues already cause severe damage and disruption** to each of the villages. Abbots Ripton is experiencing flood and sewage management issues as a result of the Alconbury Weald development. Broughton already experiences regular deep and fast flowing flooding of roads, with 16 properties flooding internally in December 2020. The **incredible degree of urbanisation of the Bury Brook catchment from Alconbury Weald, Lodge Farm and Sapley Park Garden Village** would mean a major increase in risk to these villages which are already experiencing the detrimental impacts of climate change on flooding. The projected increase in frequency and severity of flooding already requires *improvements* to the way we manage existing risk. Instead, **further urbanisation is completely counter** to this and would only increase our reliance on substantial and well-maintained control of rainfall-runoff within each development.

We request that the above objections, further detailed and evidenced in the individual responses from our Parish Councils, are considered together. In summary, we request that the Reserve Site A: Sapley Park Garden Village is removed from the Local Plan Update.

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Appendix B

I am writing on behalf of Kings Ripton Parish Council to object strongly to the proposed inclusion of Reserve Site A – Sapley Garden Village in the draft local plan across both the proposed Phase 1 & Phase 2.

The scale of the potential development is that of a sizable town. The development will affect both Kings Ripton and Abbots Ripton extremely negatively in terms of flooding, traffic, quality of life and character of the villages. Broughton and Kings Ripton will be especially affected by flooding from the Bury Brook which drains the entire area proposed to be urbanised. The flooding in particular seems to be an intractable problem as shown the Alconbury Weald development which is already causing extra risk.

1. Food security:

The area proposed is currently green field grade 2 farmland which is some of the most productive land in Europe producing enough food for 30,000 people which will be replaced by housing for 15,000 with a loss of environmental benefits. Brown field locations should be used for housing development. Climate change will severely affect the production of food in the next 20 years, and this has begun with the driest and hottest climate of the last 5 years with spring rains failing depressing yields.

2. Quality of village life and conservation of heritage.

The proposal to build up to the boundaries of Kings Ripton is inconsistent with the Local Plan to preserve the nature of villages including conservation areas and listed buildings.

3. Sewerage management

There is not confidence that the sewerage would be adequate for even modest development let alone placing another Huntingdon sized town in the Bury Brook catchment. Typically, sewerage development follows housebuilding by 5-7 years awaiting government funding. All the villages have pumped sewerage disposal at significant cost because the Bury Brook is not capable of receiving such flows. There seems to be no clear way that a large development could occur without the risk of sending sewerage and contaminated runoff into the Bury Brook during early phases. It is not known how the output of another Huntingdon sized town could ever be handled in a small waterway.

4. Road traffic

The Ramsey Road through Kings Ripton is a cut through from Ramsey and the Fens to Huntingdon taking 3000 cars through the village with 9 cars/minute in peak times. This will be under greater stress shortly due to the development of 600 houses in Upwood and more in Bury/Ramsey. Much traffic is for London area with the next for Cambridge/Peterborough. The village has become the shortest route for many routes and increasingly so due to St.Ives development and A14 diversion. The B1090 also has 3000-4000 cars per day as the main route to the A1 from Wyton and shortest

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route from St.Ives. The Sapley Garden Village reserve plan would create an enormous increase in traffic for both roads.

There is no method for access to Huntingdon and its public transport of trains and buses by foot or cycle from Kings Ripton – it is only possible to go to any town or city by car access. The development will isolate Kings Ripton further from any transport links.

5. Flooding

Flood risk represents the most serious and potentially irreversible impact.

The Bury Brook already floods surrounding villages. Events in December 2020 affected farmland and properties in Kings Ripton and Broughton, with further flooding occurring multiple times in 2024.

Climate change projections from the Met Office indicate an approximate **40% increase in peak flows**, significantly increasing flood frequency and severity.

There is evidence that existing mitigation at Alconbury Weald is insufficient and potentially poorly maintained, with attenuation ponds reportedly reduced in effectiveness.

Therefore, without any other changes the villages will likely already be flooded by the Bury Brook on a repeated basis - likely moving to annually.

Catchment Impact Analysis

Our flood committee is newly formed and in the process of developing models for the village and Bury Brook, however we are able to provide some analysis to highlight our concerns.

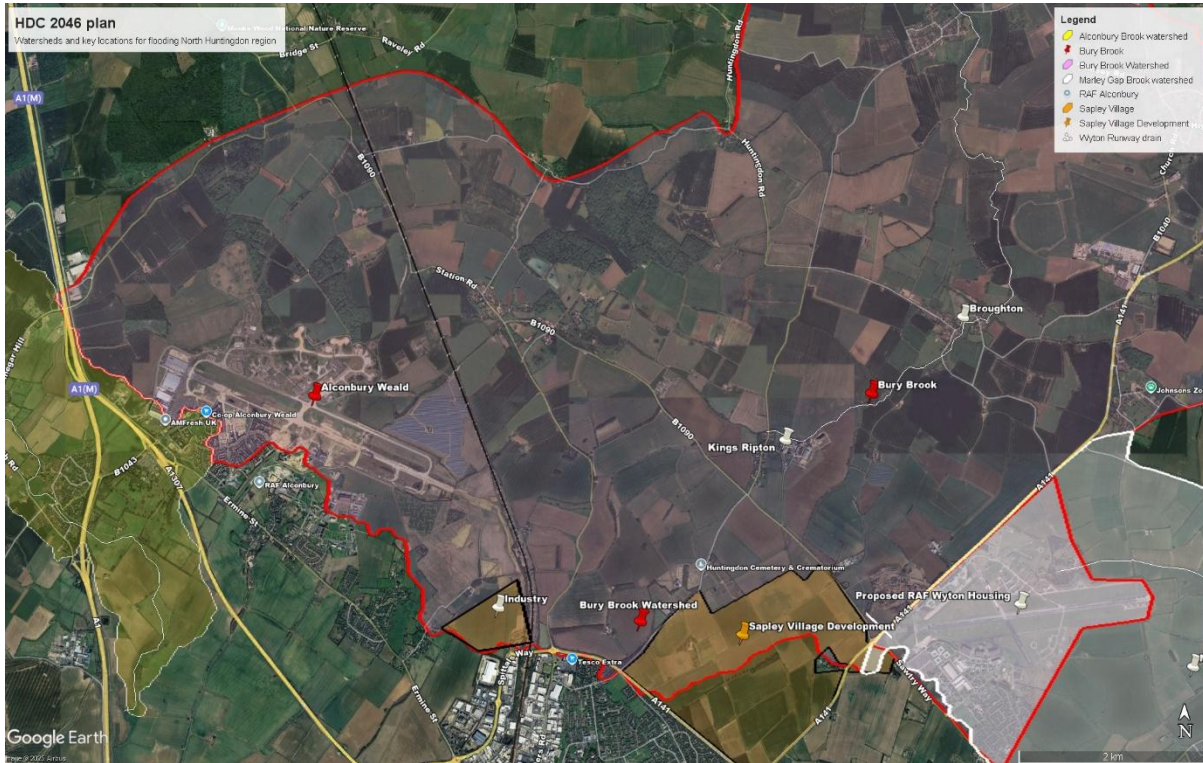
It is clear the Met Office prediction of 1 in 50-year floods occurring 1 in 5 years due to climate change appears to be occurring early on this watercourse. This is likely to be occurring due to Alconbury Weald runoff which has made residents of the village concerned that flood mitigation is not in place. We have had reports that the mitigation ponds have been allowed to fill with reeds and levels increased for use as fishing lakes which suggest it is not actually effective. Therefore, residents are already concerned that existing development (at 20% completion) is causing flooding and needs fully investigating.

The previous consultation response (Dec 2025) included models of the runoff predictions for Lodge Farm and Alconbury Weald. These two developments sum to be around the same size as the Sapley Garden Village for this catchment. There was an oversight in the earlier consultation response that said the Bury Brook catchment is 7000Ha, whereas in reality the catchment above Kings Ripton is less than 50% of this at around 3000Ha (see map below). This causes the effects of urbanisation runoff to be much more severe. Sapley Garden Village and Alconbury Weald make up around 850Ha of this 3000Ha so it is around 28% of the catchment area. The water runoff delivered in a storm from urbanised land would be approximately 3.5 times as much as agricultural land.

In simple terms the total flow to the Bury Brook will be doubled. Then there is the 40% additional climate change factor to include.

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Example of recent flood:

Using a recent flooding event and applying scaling ratios gives a first approximation of the risks and severity.

The rainstorm on 24th December 2020 fell onto wet ground with 48mm of rain in a day. With a factor of 2.8x (doubled and a +40% climate change factor) the same flooding may be caused with 17mm of rain. This is more a 'day of heavy rain' rather than a storm. This demonstrates the frequency will be far more common.

Returning to the 48mm rain event - the mitigation ponds required to prevent the extra water from this 800-850Ha of development to hold a 48mm storm (400,000m³ of water) require 30-40Ha 2m deep lakes with a 1m surge fill capacity. Currently, Alconbury Weald mitigation ponds appear to be only 1.8-2Ha of the 10-15Ha needed.

Simply, the extra 40Ha of water 1m deep would have to go through the villages of Abbots Ripton, Kings Ripton and Broughton and then Bury. We can say that the Brook and surroundings would be already full to the 24/12/2020 levels, and the extra 'urban water' contribution may give a further 1m deep 50-70m wide flood for 6km (Abbots Ripton to Broughton) to travel through the floodplain. This would be devastating for buildings, vehicles and people.

Conclusions:

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Kings Ripton Parish Council strongly objects to the proposed Sapley Garden Village on the grounds that it conflicts with key provisions of the National Planning Policy Framework, including:

- Loss of best and most versatile agricultural land (NPPF para. 112)
- Failure to protect heritage and village character (paras. 202–203)
- Unsustainable transport impacts and location (paras. 109–110)
- Insufficient infrastructure provision
- Failure to manage flood risk and climate impacts (paras. 155–164)

Taken together, the proposal does not represent sustainable development as required by national planning policy and would result in **significant and irreversible harm** to Kings Ripton and neighbouring communities.

KR Parish council also requests to check flood modelling and develop a robust plan with 100% security for current residents before considering any further proposals for more development. There is also a very significant flooding likelihood from the Alconbury Weald development already in progress that necessitates correct modelling and mitigation very soon.