

THE BABRAHAM NEWSLETTER

Muckspreader

WINTER 2026

New housing on our doorstep

Land adjacent to A11 and A1307 at Grange Farm and Ley Rectory farm, Abington

Just to bring this to your attention, this is a proposal to develop the site just after the Four Went Ways roundabout, immediately to the left on Grange Farm. This site will be on at least 100 acres. The third bullet point is very interesting, surely not!! They promise a mix of retail, education, healthcare and high quality open space and recreation provisions. Have we all heard that before! My stance would be build those facilities first! There will be a link between this new site and the park and ride which is just over the other side

of the road/duel carriageway, very handy! Another bus I expect to connect up. Surely better to have the P&R next to the housing.

The policy sets out that development proposals must make a positive and meaningful contribution to the creation of a fully functional, self-contained new settlement. This will be a town.

The site is allocated for **mixed use development** comprising:

- 6,000 homes, including affordable housing, self and custom build homes and key worker housing to support surrounding employment sites
- 10% of the approximately 6,000 dwellings as specialist accommodation

particularly for older people or those with disabilities.

- **Gypsy and Traveller** pitches (within a site of approximately 1 hectare)
- 20,000 sqm of Class B2 (General Industrial) floorspace and Class B8 (Storage or Distribution) through provision of a local last-mile logistics hub/warehousing of 15,000 sqm of office (E(g)(i) floorspace to meet local needs generated by the new settlement
- Mix of retail, education, healthcare and high quality open space and recreation provision.

If this goes ahead I feel the P&R on our doorstep will certainly be approved and may well open up the floodgates for further development around our village in years to come. The bus route from the P&R into the Addenbrookes site is still to be decided but with this development it would seem the better option would be a busway down the A1307.

Robert Attwood



CSET (P&R with dedicated bus route to Addenbrookes): This is still at the Department of Transport waiting for their decision

Forest Garden

Back in October the second layer of planting was completed, thanks to all for the help and we can now watch it mature over the years. There is more planting still to come. With a seat provided it is a quiet place to be, enjoy!

New trees

We have planted six new trees in the village. Three up on the bank on the right as you leave the village heading towards Sawston and three down on the High Street opposite the pink house near the Jonas Webb Statue (didn't he look cool over the Christmas period).



Chairs report

Chair report January 2026 HAPPY NEW YEAR

The council has been busy resolving some of the problems in the village and we are optimistic that satisfactory results are either achieved or close to completion.



High Street

The 1 year old speed bump wrangle with the Highways department over the rubber cushions, which lifted or became dangerous, was resolved earlier with the replacement of the damaged cushions with tarmac bumps. It is hoped that vehicle speeds will reduce and the high street become a less favourable route for traffic. Unfortunately, we experience a relatively large volume of heavy goods vehicles using the village as a short cut to the A1307 and A11/A505, and to this end the council will be applying for a restriction on such vehicles. If agreed it will hopefully remove the route from satnav equipment thus reducing

heavy traffic. This of course relies on the judgement and agreement of the highways department.

Future development

The big debate is the proposed development at Grange farm, situated in the parish of Abington on land to the east of the A1307 and south of the A11. The development would consist of 6,000 houses and associated amenities including schools, medical, social etc. A recent meeting at Abington received a packed audience to debate this idea. Although such a development would have a major effect on the infrastructure ie roads, water supply, it may serve to divert attention away from Babraham as a site for major development.

Babraham campus has submitted a plan to replace the old houses on the Close and to build an additional 40+, and also provide a new nursery, shop and gym for village use. The houses would be a vast improvement on the existing ones with greater energy saving and would put little, if any, pressure on current village facilities. The parish council recently voted to support the scheme in principle. The campus continues to plant more trees and encourage a more open approach to the village.

Village hall

Various groups have attempted to provide a village hall since the demolition of the original dilapidated hall, and selling of the site. This happened around 40 years ago and to date no alternative has been attainable, due mainly to the

parish council's lack of land ownership. However, the Village Hall trust and the parish council have combined to attempt to push home a viable scheme which will provide a hall and meeting/club room for village use. The plan involves combining with the school to have access to the existing school hall and additional facilities after 6pm on school days, weekends and school holiday times. In return the school would be provided with additional space and updated equipment and a revamped, energy saving hall. The plans are all approved, the monies in place, approval received from the Bush and Bennett trust and the Diocese of Ely and we await the final go ahead from the Department of Education. Fingers crossed!

We desperately require a 5th council member. If you have an interest in the future of Babraham village please put your name forward the clerk for consideration and possible co-option to the council.

Parish Councillors

Stuart Laurie (Chair)

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Denise Dear (Vice Chair)

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Robert Attwood

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Tim Jones

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Anne Charteris (Clerk)

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Cambridgeshire County Council

Peter Fane

South Cambridgeshire District Council

Peter McDonald

Member of Parliament

Pippa Heylings (MP), Liberal Democrat

Photo of the issue

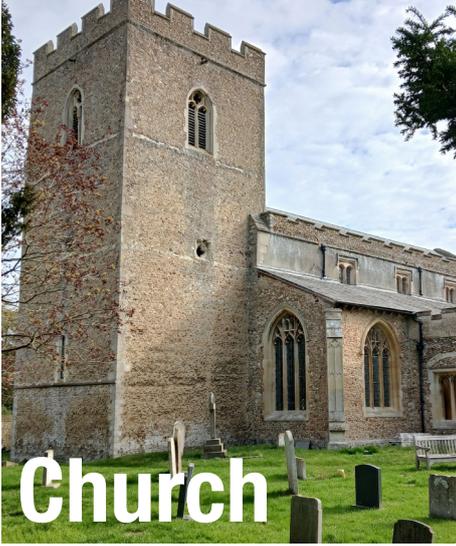
Photo: Robert



A tired old fence makes way for the new horizons

A little village gathering, a rare event these days, it was really good to see though and a few more events where the people attend would be great.





Church

St Peter's Church on Building At Risk Register

Did you know that our small village is the site of an amazing range of historic buildings and monuments – some we know, others are still being discovered? Flint discoveries showing early neolithic activity (4,000 to 2,000 BC) and a Anglo/Roman settlement (around 40BC) on the Research Campus with the roman road at the top of the parish and Anglo-Saxon burials (400 to 1000 AD) found near the ford on Babraham Farm, all show there have been people living in our village for thousands of years.

Our Grade 1 listed Church was built in the early twelfth century eight hundred years ago, and by the sixteenth century Babraham was a prosperous wool town - with no less than four 'ale-houses'! In 1732 the Bush and Bennett alms-houses were built, now designated a Grade 2* listed building and in the 1800s a number of our buildings were constructed including Babraham Hall, all now listed as Grade II.

Of course, with great history comes great responsibility! Volunteers across the village help look after the public buildings and amenities. Historic buildings are a challenge to run, both technically and financially. Recently a restoration project on the alms-houses has removed all the damaging modern cement and replaced it with lime mortar as well as cutting out individual damaged bricks (see picture). Our amazing Church has had many minor maintenance projects over the years, but the last significant project was in the mid-1700s when the roof was replaced and alterations made inside the building. Historic England visited the building last year and declared it a 'building at risk' defining it as one that is now in 'slow decay'.

A project has been started by volunteers to arrest that decay which is principally caused by water leaking through the roof and the fact that there is nowhere for rainwater to soakaway other than into the foundations. In an era of climate change with hotter summers and much wetter winters, this ancient building is really struggling, and we are witnessing significant deterioration. The urgent issues are to replace the roof over the southern nave, replacing some of the windows (which cost thousands of pounds each) and the installation of larger guttering with drainage soakaways (a challenge to dig in an ancient graveyard!). We will be making grant applications to the National Lottery



Specialist restoration on the Alms-houses, Babraham

Heritage Fund and the Cambridgeshire Historic Churches Trust to provide the main funding. Babraham has a rich history visible in our ancient and historic buildings. Action is required by us if we are to hand this on to future generations.

We are in particular search for specialist skills - ecologists and bat experts, restoration skills and fund-raising specialists.
Contact vicar@stmaryssawston.org.uk if you know of anyone who can help. We will keep you updated on this long-term project.

**Sawston
 Medical Practice**

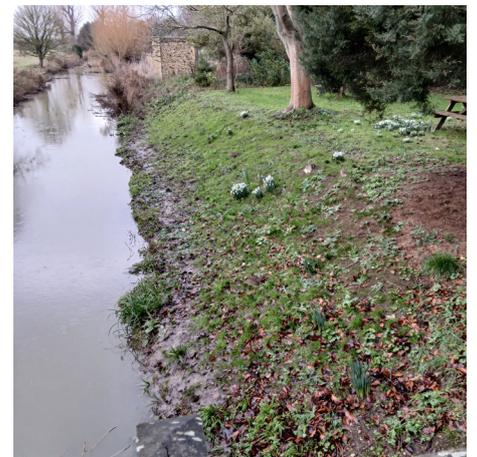
0300 234 5555

NEED A HAIRCUT?

Hi I'm Jo. I have over 20 years hairdressing experience. Appointments now available at my home salon in Babraham or in Newmarket.

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The Churchyard continues to development with considerable work to the river bank where the weeds were fought back and grass seed sowed to improve the area overall. The Babraham Estate farm also contributed hundreds of bulbs which were also planted on the bank. Can't wait for spring to see those bloom. Other parts of the churchyard are trying to gain awards for keeping the area habitat for wildlife by leaving areas where wild flowers can flourish. More bees! Therefore if you see areas left to grow it is not neglect it for the benefit of the future! Bird boxes are hidden away to help the birdies. More planting of flowers will appear during the year.



Great food, good beer, the gardens are spacious and all the staff are very friendly **01223 837755** www.thegeorgeinnbabraham.co.uk

All functions are considered!

Christmas 2025: You Were Magnificent . . . January 2026: Let's Do This

As we wave goodbye to a wonderfully successful Christmas, we're welcoming the New Year the best way we know how – great food, great drinks and great value.

January 2026 – Half-Price Meals
Start the year right and join us throughout January for half-price meals. It's the perfect excuse to treat yourself and enjoy everything our kitchen has to offer.

Chef's Specials

Come and enjoy our chef's delicious seasonal specials, including: Homemade soups, Warming curries to name a few!

Pub Classics You Love

Don't forget our much-loved George Inn favourites: Our winter-warm crust pastry pie (and yes...pastry all over!), Tower-stacking deli burgers, Our stunning large fish & chips. Plus plenty more hearty pub classics

Not Eating? Join Us for a Drink even if you're taking part in Dry January? We've got that covered with a fantastic range of alcohol-free options:

On Draft, Estrella Zero, Ghost Ship Zero, Guinness Zero, Ciders, Old Mout – fresh & fruity, Thatchers – classic golden cider

Spirits & More: A choice of 3 gins, Whiskey, and to finish... Zero Prosecco

What Does the Start of Our Year Have to Offer?

Love Is in the Air – **Valentine's**
Start strong with our stunningly delicious Valentine's menu
13th & 14th February

We're offering our special set menu across two days – because one day just isn't enough to celebrate the ones we love.
Check our website.

Mother's Day – Sunday 15th March

Celebrate the gorgeous mummies of the world with us. Enjoy our classic roast dinner, plus a little gift for the ones we love.



Easter Celebrations

Easter comes early this year! With a four-day break, why not pop in, and relax

Without wishing the year away, there's so much more to come... For now, let's stop at spring and look forward to summer next time the *Muckspreader* is available and we're fighting off everyone else for our advertising slot!

We can't wait to welcome you to The George Inn. Good food, good drinks, good times – all year round.

SEASONED FIREWOOD

Locally sustainably produced from the Babraham Estate.

Delivery available to:
Babraham, Sawston, Whittlesford, Pampisford & Abington.

£120 (inc. VAT)

for 1.5 m³ – up to 4.5m³ per load.
Bags of logs & kindling also available.

Contact

firewood@babraham.co.uk
01223 496421



An amble around the village

A little walk around our village, 16 January. . . we've just had a bucket full of rain and the usually quiet lumbering river was a torrent of chaos and mayhem! Mind you it really needed it to inject life back into it. The Kingfisher was a bright flashing streak of blue, with the fish jumping and the muncjack looking excited at the prospect of a bath, so exciting! OK I may have gone over the top but you have to get out and see, it may happen! The snowdrops are appearing on church bank and further round the river walk all is very peaceful, lot of tree work happening and the Estate are making it a lovely place for us all.



If you want to contribute to this newsletter . . . feel free.

Advertising is free, photographs, articles are all welcome.

Email to attwoodrobert@gmail.com

