



Intelligent Plans
and examinations

Report on the Brington and Molesworth Neighbourhood Plan 2021 – 2036

An Examination undertaken for Huntingdonshire District Council with the support of Brington and Molesworth Parish Council on the April 2026 submission version of the Plan.

Independent Examiner: Andrew S Freeman BSc(Hons) DipTP DipEM FRTPI

Date of Report: 27 August 2026

Contents

Main Findings - Executive Summary	4
1. Introduction and Background	4
Brington and Molesworth Neighbourhood Plan 2021 - 2036	4
The Independent Examiner	5
The Scope of the Examination	5
The Basic Conditions	6
2. Approach to the Examination	7
Planning Policy Context	7
Submitted Documents	7
Site Visit	8
Written Representations with or without Public Hearing	8
Modifications	8
3. Procedural Compliance and Human Rights	8
Qualifying Body and Neighbourhood Plan Area	8
Plan Period	9
Neighbourhood Plan Preparation and Consultation	9
Development and Use of Land	9
Excluded Development	9
Local Nature Recovery Strategy	10
Climate Change	10
Human Rights	10
4. Compliance with the Basic Conditions	10
Assimilated Obligations	10
Main Issues	10
Issue 1 – Guiding Growth	11
Issue 2 – Housing	12
Issue 3 – Economic Development	12
Issue 4 – Design Matters	13
Issue 5 – Movement	13
Issue 6 – Natural Environment	14
Issue 7 – Community Facilities	15
Issue 8 – Green Spaces	15
Other Policies	15
Other Matters	15
5. Conclusions	16

Summary16

The Referendum and its Area16

Overview16

Appendix: Modifications16

Main Findings - Executive Summary

From my examination of the Brington and Molesworth Neighbourhood Plan (the Plan) and its supporting documentation, including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- the Plan has been prepared and submitted for examination by a qualifying body – Brington and Molesworth Parish Council;
- the Plan has been prepared for an area properly designated – the Brington and Molesworth Neighbourhood Plan Area – Figure 1 on Page 5 of the Plan;
- the Plan specifies the period to which it is to take effect – 2021 – 2036; and
- the policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Brington and Molesworth Neighbourhood Plan 2021 - 2036

- 1.1 The civil parish of Brington and Molesworth is within the administrative area of Huntingdonshire District Council in the county of Cambridgeshire. The parish straddles the A14 just west of its junction with the B660, approximately 12 miles to the west of Huntingdon.
- 1.2 The parish is centred on the two attractive villages of Brington and Molesworth which are just under a mile apart and are set in a rolling arable landscape. Brington is in two parts, a younger, northern part and an older, southern part. Molesworth is less well defined. RAF Molesworth is an active United States Air Force base (a NATO Intelligence gathering centre) to the north of the village.
- 1.3 The parish was confirmed as a neighbourhood area in July 2021. Since then, plan preparation has proceeded under the auspices of a working group. Engagement with the public included the issuing of a questionnaire survey. This informed early policy formulation and the drafting of the Plan. Professional and technical help was also available to the working group. The resultant Plan has an overarching vision, 14 strategic objectives and 13 policies on a variety of topics.

The Independent Examiner

- 1.4 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Brington and Molesworth Neighbourhood Plan by Huntingdonshire District Council, with the agreement of Brington and Molesworth Parish Council.
- 1.5 I am a chartered town planner and former government Planning Inspector with over forty years' experience. I have worked in both the public and the private sectors. I am an independent examiner and do not have an interest in any of the land that may be affected by the draft Plan.

The Scope of the Examination

- 1.6 As the independent examiner I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.7 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ("the 1990 Act"). The examiner must consider:
- Whether the plan meets the Basic Conditions;
 - Whether the plan complies with provisions under Section 38A and Section 38B of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act"). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land and does not go beyond the scope of what may be included in a draft plan¹;
 - it specifies the period during which it has effect;
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;

¹ See Section 38B(A1) and Section 38B(2C)(a) of the 2004 Act.

- it does not include provisions and policies for “excluded development”;
 - so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, it is designed to secure that the development and use of land in the neighbourhood area contributes to the mitigation of, and adaptation to, climate change²; and
 - so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, it takes account of any local nature recovery strategy, under section 104 of the Environment Act 2021, that relates to all or part of the neighbourhood area.³
- Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.
 - Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the 2012 Regulations”).

1.8 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

1.9 The “Basic Conditions” are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made⁴;

² This additional requirement was commenced on 25 March 2026 by virtue of *The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026*, which brought into force section 98 of the Levelling-up and Regeneration Act 2023.

³ See footnote above.

⁴ This Basic Condition applies from 25 March 2026 by virtue of *The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026*, which brought into force section 99 of the Levelling-up and Regeneration Act 2023. This replaces the former Basic Condition which required a neighbourhood plan to be in general conformity with the strategic policies of the development plan for the area.

- be compatible with and not breach European Union (EU) obligations (under retained EU law)⁵; and
- meet prescribed conditions and comply with prescribed matters.

1.10 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.⁶

2. Approach to the Examination

Planning Policy Context

- 2.1 The Development Plan for this part of Huntingdonshire District Council, not including documents relating to excluded minerals and waste development, is Huntingdonshire's Local Plan to 2036 as adopted in May 2019. A full update to the Local Plan is in progress, with publication of a Regulation 19 Draft Local Plan to 2046 anticipated in September 2026, and its submission for examination by the end of December 2026.⁷
- 2.2 This Plan has been prepared in the context of the version of the National Planning Policy Framework (NPPF) published in December 2024. A revised NPPF was published during the examination on 17 August 2026. However, the revised version does not apply for the purposes of this examination.⁸ Unless otherwise stated, all references in the report are to the December 2024 NPPF and the accompanying Planning Practice Guidance (PPG).

Submitted Documents

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:
- the draft Brington and Molesworth Neighbourhood Plan 2021 – 2036, April 2026;
 - a map which identifies the area to which the proposed Neighbourhood Development Plan relates;
 - the Consultation Statement, April 2026;
 - the Basic Conditions Statement, April 2026;

⁵ The existing body of environmental regulation is retained in UK law.

⁶ This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

⁷ Local Development Scheme, May 2026:

<https://www.huntingdonshire.gov.uk/media/cnpkcvla/local-development-scheme.pdf>

⁸ See the transitional arrangements provided by Annex A, Paragraph 6 of the August 2026 NPPF: [National Planning Policy Framework - GOV.UK](#)

- all the representations that have been made in accordance with the Regulation 16 consultation;
- the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Assessment, January 2026, prepared by Huntingdonshire District Council;⁹ and
- the request for additional clarification sought in my letter dated 23 July 2026 and the responses from Brington and Molesworth Parish Council received on 7 August 2026 and that from Huntingdonshire District Council dated 29 July 2026.¹⁰

Site Visit

- 2.4 I made an unaccompanied site visit to the Neighbourhood Plan Area on 8 August 2026 to familiarise myself with it and visit relevant sites and areas referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

- 2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum.

Modifications

- 2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Brington and Molesworth Neighbourhood Plan has been prepared and submitted for examination by Brington and Molesworth Parish Council, which is a qualifying body for an area that was designated by Huntingdonshire District Council on 28 July 2021.
- 3.2 It is the only Neighbourhood Plan for Brington and Molesworth Neighbourhood Plan Area and does not relate to land outside the designated Neighbourhood Plan Area.

⁹ View at: <https://consult.huntingdonshire.gov.uk/kse/event/38557>

¹⁰ [FACT CHECK ACTION: the PC's response of 7 August 2026 needs adding to DC's website] View at: <https://www.huntingdonshire.gov.uk/planning/neighbourhood-planning/>

Plan Period

- 3.3 The Plan specifies clearly the period to which it is to take effect, which is from 2021 to 2036.

Neighbourhood Plan Preparation and Consultation

- 3.4 Application for neighbourhood area status was sought by Brington and Molesworth Parish Council in an application to Huntingdonshire District Council dated 23 July 2021. The Brington and Molesworth Neighbourhood Plan Area was subsequently designated by the district council on 28 July 2021.
- 3.5 Details of plan preparation and consultation are set out in the Parish Council's Consultation Statement dated April 2026. Statutory consultation under Regulation 14 took place between 18 December 2025 and 5 February 2026.
- 3.6 Details of persons and bodies consulted are set out in Section 3 of the Statement, together with an explanation of how they were consulted. For statutory consultees, this is in Section 3.1 of the Statement. Sections 3.2 to 3.3 set out the arrangements for consulting residents. There is a summary of the main issues and concerns raised and a description of how these were considered and addressed in Section 4 of the Consultation Statement.
- 3.7 Statutory consultation under Regulation 16 was held between 26 May 2026 and 7 July 2026. Some 44 separate representations have been recorded. In addition to detailed responses from the District Council, these were submitted by the County Council as well as by various public bodies, consultants, community campaigners and individuals.
- 3.8 I am satisfied that, at both the Regulation 14 and the Regulation 16 stages, the consultation process met the legal requirements and there has been procedural compliance. Regard has been paid to the advice on plan preparation and engagement in the PPG.

Development and Use of Land

- 3.9 The Plan sets out policies in relation to the development and use of land in accordance with Section 38A of the 2004 Act and does not exceed the appropriate scope of a neighbourhood plan.¹¹

Excluded Development

- 3.10 The Plan does not include provisions and policies for "excluded development".¹²

¹¹ See Section 38B(A1) and Section 38B(2C)(a) of the 2004 Act.

¹² The meaning of 'excluded development' is set out in s.61K of the 1990 Act.

Local Nature Recovery Strategy

- 3.11 Huntingdonshire District Council has advised that a nature recovery strategy is in place for the area that includes the Brington and Molesworth Neighbourhood Plan Area. In my assessment, none of the Plan's policies are in direct conflict with the strategy.

Climate Change

- 3.12 Having regard to the responses received to my letter of 23 July 2026, I am satisfied that, overall, the Plan policies do not conflict with the aims of securing development which contributes to the mitigation of, and adaptation to, climate change.

Human Rights

- 3.13 Brington and Molesworth Parish Council is satisfied that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998). From my independent assessment, I see no reason to disagree.

4. Compliance with the Basic Conditions

Assimilated Obligations

- 4.1 The Neighbourhood Plan was screened for Strategic Environmental Assessment (SEA) by Huntingdonshire District Council, which found that it was unnecessary to undertake SEA. Having read the Strategic Environmental Assessment Screening Report, I support this conclusion.
- 4.2 The Neighbourhood Plan was further screened for Habitats Regulations Assessment (HRA), which also was not triggered. The Neighbourhood Plan will not have an adverse effect on the integrity of any internationally designated sites either on its own or in combination with other plans. Natural England agreed with this conclusion.¹³ From my independent assessment of this matter, I have no reason to disagree.

Main Issues

- 4.3 Having regard for the Brington and Molesworth Neighbourhood Plan, the consultation responses and other evidence, and the site visit, I consider that there are eight main issues relating to the Basic Conditions for this examination. These concern:
- Guiding Growth
 - Housing
 - Economic Development
 - Design Matters

¹³ Email dated 9 January 2026 in Appendix 1 of the Screening Report.

- Movement
- Natural Environment
- Community Facilities
- Green Spaces

- 4.4 Before I deal with the main issues, I have a few observations to make with regard to the representations. First, the Brington and Molesworth Neighbourhood Plan should be seen in the context of the wider planning system. This includes Huntingdonshire's Local Plan to 2036 as well as the NPPF and PPG. It is not necessary to repeat in the Neighbourhood Plan matters that are quite adequately dealt with elsewhere.¹⁴ Having said that, there may be scope to give emphasis to matters particularly relevant in the context of Brington and Molesworth.
- 4.5 Secondly, the Neighbourhood Plan does not have to deal with each and every topic raised through the consultation. In this regard, the content of the Neighbourhood Plan and the scope of the policies is largely at the discretion of the qualifying body, albeit informed by the consultation process and the requirements set by the Basic Conditions.
- 4.6 Thirdly, my central task is to judge whether the Neighbourhood Plan satisfies the Basic Conditions. Many of the representations do not demonstrate or indicate a failure to meet those conditions or other legal requirements. Similarly, many of the suggested additions and improvements are not necessary when judged against the Basic Conditions.
- 4.7 The following section of my report sets out modifications that are necessary in order to meet the Basic Conditions. Some of the proposed modifications are factual corrections.¹⁵ Others are necessary in order to have closer regard to national policies and advice. In particular, plans should be succinct and contain policies that are clearly written and unambiguous.¹⁶ A decision maker should be able to apply them consistently and with confidence when determining planning applications. In addition, the policies should be supported by appropriate evidence.¹⁷

Issue 1 – Guiding Growth

- 4.8 Policy BM 1 of the Neighbourhood Plan (Brington Built-Up Areas) seeks to promote development in the right places. For accuracy and consistency, a number of focused amendments are necessary:
- Part A of the policy should refer to Figure 10, not Map 10.
 - Figure 10, in both the title and the key, should refer to "Built-Up Area Boundaries".

¹⁴ See NPPF Paragraph 16 f).

¹⁵ Modifications for the purpose of correcting errors is provided for in Paragraph 10(3)(e) of Schedule 4B to the 1990 Act.

¹⁶ NPPF, Paragraphs 15 and 16 d).

¹⁷ PPG Reference ID: 41-041-20140306.

- Part B iii) of the policy should refer to preserving the landscape setting.
- Part B iv) of the policy should define the areas of open green space that are to be safeguarded.

4.9 These matters are addressed in proposed modification **PM1**.

4.10 In addition to the above, I have considered whether a built-up area for Molesworth should be defined in a way similar to that of Brington. To my mind, this is not necessary to meet the Basic Conditions. Development in Molesworth can continue to be assessed using the built-up area guidance set out in Policy LP9 of the Local Plan.

4.11 I have also considered whether any housing allocations should be made as part of the Neighbourhood Plan. As stated above, the content of the Neighbourhood Plan is largely at the discretion of the qualifying body, albeit informed by the consultation process and the requirements set by the Basic Conditions. From what I have read, the Neighbourhood Plan would not lead to less housing being provided than would otherwise be the case (the relevant Basic Condition). I conclude that there is no need for the Parish Council to make housing allocations under the Plan.

Issue 2 – Housing

4.12 Part A of Policy BM 2 (Housing Mix) implies that applicants would need to analyse local housing need, affordability and the nature of the existing housing stock in drawing up proposals for residential development. However, as indicated in the Parish Council's answers to my questions¹⁸, the envisaged requirements are set out in Parts B and C of the policy. For clarity, a re-wording of Part A is appropriate, as in proposed modification **PM2**.

4.13 Part B of Policy BM 3 (Affordable Housing Tenure) indicates that shared ownership is a preferred tenure, "particularly at 10% equity shares". In this regard, Huntingdonshire District Council has suggested that the first ownership tranche could be 25%.

4.14 In my experience, it may be difficult to secure viable and deliverable schemes at the 10% level. Whilst this could be expressed as a preference, there should be a statement of action to be taken in alternative circumstances. Proposed modification **PM3** reflects a form of wording suggested by the Parish Council.¹⁹

Issue 3 – Economic Development

4.15 Part A of Policy BM 4, Economic Development, refers to Molesworth Business Estate and Manor Farm. Neither is shown on a plan and this

¹⁸ See Parish Council's answers dated 7 August 2026 to my questions.

¹⁹ See Parish Council's answers dated 7 August 2026 to my questions.

could lead to confusion over the precise areas covered by the policy. The Parish Council has now produced plans that define the respective employment areas²⁰ and these are the subject of proposed modification **PM4**.

- 4.16 The modification also clarifies the meaning of “small-scale”, as referenced in Part B of the policy. A footnote would indicate that this means having a floorspace of less than 1,000 square metres (sq m) or involving a site with an area of less than 1 hectare (ha).

Issue 4 – Design Matters

- 4.17 Policy BM 5 (Delivering Good Design) states that all development proposals must demonstrate how they have had regard to the Design Codes in Appendix 1; also, that they should be supported by the “Design Code Compliance Statement”.
- 4.18 Having reviewed the Design Codes, and the Parish Council’s answers dated 7 August 2026 to my questions, I agree that the policy should be amended to refer to residential development. I have considered whether household applications should be excluded, but I can see that some of the Design Code provisions could be relevant.
- 4.19 For clarity, a link to the Design Code Compliance Statement should be provided. Necessary amendments are set out in proposed modification **PM5**.
- 4.20 Climate change in developments is addressed under Policy BM 6. The policy, as drafted, applies to all developments. In addition, there is a requirement for renewables and low carbon energy technologies to be “correctly sited and designed”.
- 4.21 In both cases, the requirement should be appropriate to the circumstances of the case. There will be instances where the application of low carbon initiatives would not be relevant; and as to correct siting and design, the reference should be to appropriate solutions rather than to solutions that are “correct” and difficult to define. Appropriate amendments are set out in proposed modification **PM6**.

Issue 5 – Movement

- 4.22 Policy BM7 (Public Rights of Way) refers to a number of matters that are unclear or uncertain:
- The first concerns developments that are “in reasonable proximity” to Public Rights of Way. In practice, action can only be required where there is a direct effect upon a Right of Way.

²⁰ See Parish Council’s answers received on 7 August 2026 to my questions.

- Secondly, there is reference to the “Parish’s rural walking, cycling, riding and wheeling network”; but this is not identified anywhere.
- Thirdly, there is a call for various actions to be taken “where practicable”. Such actions may be practicable in a wide range of circumstances but they can only be required where the tests for planning conditions or obligations are met. In alluding to such matters, “As appropriate” should be used.
- Fourthly, there is rather vague reference to enhancing the quality of existing Public Rights of Way. The expectation needs to be expressed in more specific terms and, only then, where there is a direct link to the associated development.

4.23 Appropriate amendments are set out in proposed modification **PM7**.

4.24 Policy BM 8 concerns Traffic and Transport. There is a call to contribute to improved access and movement “where feasible”. In this regard, connections would no doubt be feasible in a good many circumstances. However, it is necessary to consider whether the requirement would be appropriate (for example in terms of requirements concerning conditions and obligations) in the circumstances of the case.

4.25 Another point concerns connections to “key community facilities”. For clarity, these need to be defined. I have considered the appropriateness of the requirement in terms of the facilities identified under Policy BM 11 (I am unable to sanction unidentified facilities that could be promoted in the future). Such facilities should be referenced in the policy. This is addressed in proposed modification **PM8**, along with the matters of the feasibility of connections.

Issue 6 – Natural Environment

4.26 Policy BM 9 (Biodiversity and Nature Recovery) requires a demonstration of how proposals contribute to the delivery of strategic nature recovery objectives. This is applied to development proposals within or adjacent to areas identified as Nature Recovery Opportunity Areas or designated river corridor priority areas. Evidence from Huntingdonshire District Council²¹ indicates that the policy could be too broadly applied. The provision should apply to land that is within, adjoining or immediately adjacent to such areas.

4.27 Also, for succinctness, Parts A and E of the policy (which both relate to the Local Nature Recovery Strategy) could be merged. Text from Part B of the policy, which is contextual rather than policy, could be moved to the accompanying text.

²¹ Regulation 16 representations.

- 4.28 In its Regulation 16 representations, Huntingdonshire District Council has suggested appropriate amendments. These are the basis of proposed modification **PM9**.

Issue 7 – Community Facilities

- 4.29 Policy BM 11 identifies eight community facilities in the settlements of Molesworth, South Brington and The Green/Hill Place. For clarity, the community facilities should be numbered and identified on a plan. In its answers to my questions²², the Parish Council has numbered the facilities and provided two plans showing their location. Proposed modification **PM10** refers.

Issue 8 – Green Spaces

- 4.30 Policy BM 12 (Local Green Spaces) indicates that proposals will not be supported unless, amongst other things, the development would support their reasons for designation. The reasons for designation are not immediately clear from a perusal of Appendix 3. However, the Parish Council has prepared some extra information for incorporation into the appendix.²³ This information will provide the necessary clarity and is the subject of proposed modification **PM11**.
- 4.31 The proposed modification also addresses the identification of the sites. The policy refers to Figure 14; but Figure 14 is at a scale too small to be used for development management purposes. Use should be made of the site plans included in Appendix 3.
- 4.32 Subject to these two alterations, I am satisfied that the six designations would meet the criteria set out in Paragraphs 106 to 108 of the National Planning Policy Framework.
- 4.33 A similar problem regarding the identification of the sites occurs in regard to Policy BM 13 (Green Amenity Areas). In addition, consistency is needed in the naming of the areas. Proposed modification **PM12** refers.

Other Policies

- 4.34 There is one policy that has not been the subject of commentary in the above report. This concerns Flood Risk and Drainage (Policy BM 10). To a greater or lesser extent, this topic is covered in NPPF Section 14 (Meeting the challenge of climate change, flooding and coastal change). I find that there has been regard for national policy and that the Basic Conditions have been met.

Other Matters

²² See Parish Council's answers received on 7 August 2026 to my questions.

²³ See Parish Council's answers received on 7 August 2026 to my questions.

- 4.35 All policy areas have been considered in the foregoing discussion. With the modifications that I have recommended, the Plan would meet the Basic Conditions. Other minor changes (that do not affect the Basic Conditions), including those suggested by Huntingdonshire District Council, as well as consequential amendments, corrections and up-dates, could be made prior to the referendum at the Councils' discretion.²⁴

5. Conclusions

Summary

- 5.1 The Brington and Molesworth Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the Neighbourhood Plan and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The Brington and Molesworth Neighbourhood Plan as modified has no policy or proposals which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

Overview

- 5.4 It is evident that a considerable amount of time and effort has been devoted to the development and production of this Plan and I congratulate those who have been involved. The Plan should prove to be a useful tool for future planning and change in Brington and Molesworth over the coming years.

Andrew S Freeman

Examiner

Appendix: Modifications

²⁴ PPG Reference ID: 41-106-20190509.

Proposed modification number (PM)	Page no	Modification
PM1	Page 34	In Part A of Policy BM 1, replace "Map" with "Figure". In Part B iii), insert "the" before "landscape". In Part B iv), replace "open green spaces" with "Local Green Spaces and Green Amenity Areas (Policies BM 12 and 13)". In the title and key of Figure 10, replace "Built Areas" with "Built-Up Area Boundaries".
PM2	Page 36	Substitute the following for Part A of Policy BM 2: "The purpose of this policy is to ensure that residential development delivers a mix of dwelling sizes that responds to local housing needs, supports affordability and contributes to a more balanced housing stock in Brington and Molesworth."
PM3	Page 38	At the end of the first bullet point in Part B of Policy BM3, add the following: "Where it is demonstrated that a 10% share cannot reasonably be achieved, the applicant should provide the lowest practicable initial equity share consistent with the viability and deliverability of the development."
PM4	Page 40	In Part A of Policy BM 4, after "Molesworth Business Estate and Manor Farm", add "(Figures X and Y)". Add to the supporting text the two related figures supplied in the Parish Council's answers dated 7 August 2026 to my questions.²⁵ In Part B of the policy, in reference to the usage of "small-scale", add a footnote saying, "Additional floorspace of less than 1,000 sq m or a site of less than 1 ha."
PM5	Page 42	At the commencement of Policy BM 5, insert "residential" after "All".

²⁵ View at: [insert link to PC's response when uploaded to DC's website](#)

		Provide a link to the Design Code Compliance Statement.
PM6	Page 45	In Parts A, B and C of Policy BM 6, insert "As appropriate" before "All developments". In Part D, replace "and correctly sited and designed" with "and also in terms of siting and design".
PM7	Page 48	In Policy BM7, replace Part A with the following: "Development that affects or adjoins a Public Right of Way shall maintain or enhance the Parish's rural walking, cycling, riding and wheeling network as shown on Figure X. Where appropriate, having regard to the scale, location and nature of the development, and viability, proposals are expected to:". Insert, in the text, a figure showing the Parish's rural walking, cycling, riding and wheeling network. For Part A vi), substitute the following: "support proportionate improvements to the quality and accessibility of existing Public Rights of Way, including surface treatment, signage and access for people with limited mobility, where directly related to the development."
PM8	Page 50	In Part A of Policy BM 8, after "where feasible", add "and appropriate". Change the ending of Part A i) so that it reads, "the school and the community facilities identified in Policy BM 11."
PM9	Page 53	Amend Policy BM 9 in line with the related "Required change" set out in the Regulation 16 representations of Huntingdonshire District Council. ²⁶
PM10	Page 58	In line with the Council's answers received on 7 August 2026 to my questions ²⁷ , number the community facilities the subject of Policy BM 11 and insert within the text the two plans that

²⁶ View at: <https://consult.huntingdonshire.gov.uk/kse/event/38557>

²⁷ View at: *insert link to PC's response when uploaded to DC's website*

		show their locations. Reference the plans in the policy.
PM11	Page 60	Change the beginning of Policy BM 12 so that it reads, "The spaces listed below (Spaces i) to vi)) and identified in Appendix 3 are designated...". Incorporate in Appendix 3 the summary reasons for the designation of the sites as set out in the Parish Council's answers received on 7 August 2026 to my questions.²⁸
PM12	Page 61	Change the beginning of Policy BM 13 so that it reads, "The Green Amenity Areas listed below (Areas i) to vi)) and identified in Appendix 4 shall retain their green and open character...".

²⁸ View at: *[insert link to PC's response when uploaded to DC's website](#)*