Appendix 3 - The draft Decision Statement

Huntingdonshire DISTRICT COUNCIL

Alconbury Neighbourhood Plan

Draft Decision Statement

Following an independent examination Huntingdonshire District Council's Cabinet confirmed on the 20 October 2026 that the Alconbury Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

Background

The Alconbury neighbourhood area was designated on 9 February 2023 under the Neighbourhood Planning (General) Regulations (2012). The plan area covers the parish of Alconbury and is contiguous with the Parish council's administrative boundary.

Alconbury Parish Council, as the qualifying body, submitted the Alconbury Neighbourhood Plan and its supporting evidence to Huntingdonshire District Council 6 March 2026. The statutory six week submission consultation was held from 11 May 2026 and 23 June 2026.

Huntingdonshire District Council, in discussion with Alconbury Parish Council, appointed an independent examiner, Andrew Mead BSc(Hons) MRTPI MIQ, to review whether the submitted Neighbourhood Plan met the Basic Conditions as required by legislation. Andrew Mead issued his report on 17 September 2026 which recommended that the Neighbourhood Plan, subject to the modifications proposed in his report, met the Basic Conditions and should proceed to referendum.

Following discussions with the qualifying body it was decided that the Examiner's recommendations would be accepted in full.

The Basic Conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);

- The making of the neighbourhood plan does not breach, and is otherwise compatible with, European Union (EU) obligations; and
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations (2012) (as amended) set out two basic conditions in addition to those set out in primary legislation and referred to above. These are:

- The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites.
- Having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this is not applicable to this examination).

Decision and Reasons

Huntingdonshire District Council's Cabinet considered the recommendations on 20 October 2026 and agreed to accept the Examiner's proposed modifications and approve the Alconbury Neighbourhood Plan to proceed to referendum.

The modifications to the Neighbourhood Plan, as needed to ensure it meets the Basic Conditions and in accordance with the Examiner's recommendations are listed in the following table.

Examiner's Recommended Modifications Received 17 September 2026

The statement below sets out the modifications considered by the examiner as necessary to enable the submission neighbourhood plan to meet the required basic conditions. Strike-through text indicates a deletion and bold indicates the insertion of additional text.

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Policy AL 1	Add a fourth bullet point to Clause 2: ***"Proposals for development on land well-related to the built-up area will be considered subject to the provisions of Huntingdonshire Local Plan Policies LP10 'The Countryside', LP19 'Rural Economy', LP22 'Local Services and Community Facilities', LP23 'Tourism and Recreation', LP33 'Rural Buildings' and LP38 'Water Related Development'."***
PM2	Policy AL 2	Combine the second and third bullet points bullet points in Clause 1 to: ***"Development at Sensitive Settlement Edges and Important Village Gateways (see Map 6) must demonstrate how they do not adversely impact and where possible enhance their contribution to rural character and Alconbury's distinctive landscape and settlement character."***
PM3	Policy AL 3	Delete the second "Ridge and Furrow" from the list in Clause1.
PM4	Policy AL 6	Delete Clause 1.b) and substitute: ***"development which would satisfy the tests of Huntingdonshire Local Plan Policy LP5."*** Clause 2 add ***"Anglian Water"*** to the list of relevant stakeholders in the third bullet point. Amend Clause 3 and the first bullet point to: ***"For all new build development proposals, regardless of scale or location:*** • ***The incorporation of appropriate sustainable drainage systems will be required in line with current guidance unless it is demonstrated that drainage on or around the site will not be affected by the proposal".*** The second bullet point remains as drafted.

Proposed modification number (PM)	Page no./ other reference	Modification
PM5	Policy AL 7	Amend Clause 5 to: ***"Where necessary, to deliver sustainable development and where directly, fairly and reasonably related in scale, location and kind to the proposed development, etc."***
PM6	Policy AL 8	Amend the second sentence of Clause 1 to: ***"Where appropriate, development proposals should safeguard this network and where possible enhance it."***
PM7	Policy AL 9	Delete Clause 3 and substitute: ***"Development proposals requiring planning permission and resulting in the loss of the pub (Use Class Sui Generis), or the shop, the Memorial Hall (Use Class F.2) will only be supported where the criteria within Huntingdonshire Local Plan Policy LP22 are met."*** Add a fourth Clause: ***"4. Development proposals that result in the provision of new or enhanced community assets will be supported subject to their compliance with other development plan policies."*** Include the map and key: ***"Local Services and Community Facilities"*** adjacent to Policy AL 9.
PM8	Policy AL 10	Delete Clause 2 and substitute: ***"All development proposals should contribute towards infrastructure priorities, where they are necessary to make the development acceptable and where they are directly, fairly and reasonably related in scale and kind to the development in compliance with Huntingdonshire Local Plan Policy LP4 Contributing to Infrastructure Delivery and the Developer Contributions SPD (or successor documents)."***

Proposed modification number (PM)	Page no./ other reference	Modification
PM9	Policy AL 11	Amend Clause 3 to: ***"Where appropriate, proposals should take opportunities … etc."*** Remove the final sentence of Clause 3 and include it in the reasoned justification.
PM10	Appendix 3 Appendix 4	An Addendum to Appendices 3 and 4 should be produced by Alconbury Parish Council which incorporates the modifications sought by Huntingdonshire District Council but which are also compatible with the Alconbury Design Guide 2025.