Referendum Version
December 2026

Brington and Molesworth Neighbourhood Plan

2021-2036

Brington and Molesworth Parish Council

Foreword

Welcome to the Brington and Molesworth Neighbourhood Plan.

This document is prepared by Brington and Molesworth Parish Council. It seeks to help guide planning applications and decisions in the Parish. Neighbourhood Plans were introduced by the 2012 Localism Act as a way for local communities to make planning policies tailored to their areas, adding local detail and considerations to be read alongside the wider-reaching Local Plan for the district.

Brington and Molesworth Parish Council has undertaken a substantial amount of work beginning in 2022, starting with a consultation on the views and aspirations of the local community in respect of planning for their area. This Plan is the result of that process and sets out a vision for the sustainable future of the parish. We have undertaken two public consultations, and we have ensured all feedback was considered and incorporated in the final draft, where appropriate. The final stage is a public referendum, to formally 'make' the plan.

The Plan would not have been possible without the support of many individuals and organisations. The Parish Council would like to thank residents who contributed their time and insight through consultation events and surveys. We also acknowledge the valuable input and ongoing support of officers from Huntingdonshire District Council, and technical assistance provided by AECOM (infrastructure consultants) previously through the Locality support programme.

This version of the Plan has been prepared with the help of planning consultants from Pellegram Ltd., who were appointed to support the Council in completing the work required to take the Plan through consultation and towards formal submission.

It is intended that this document provides a clear and constructive framework for guiding development in a way that respects and enhances what makes Brington and Molesworth special.

Glossary

Active Travel - any form of human-powered transportation, primarily walking and cycling, used for purposeful journeys.

Affordable housing - housing options priced below market value, specifically designed for individuals and families who cannot afford market-rate housing.

Local Plan - document created by a local planning authority that sets out a vision and framework for future development in a specific area.

Mineral and Waste Local Plan - sets the framework for all minerals and waste developments until 2036 in Cambridgeshire.

National Planning Policy Framework - outlines the UK government's planning policies for England.

Qualifying Body - an official organisation authorised to lead a neighbourhood planning process (e.g. a Parish Council).

Regulation 14 - requires the draft neighbourhood plan proposal to be the subject of a pre-submission consultation before it is submitted to the local authority for independent examination.

Regulation 15 – requires the submission of a draft neighbourhood plan to the local planning authority, leading to a basic conditions statement to demonstrate how the plan meets legal requirements.

Regulation 16 - requires that local planning authorities publicly consult on proposed neighbourhood plans or modifications by publishing details and inviting representations before making a decision.

Windfall Development – Unplanned housing developments that come forward on sites not specifically allocated in a Local Plan or Neighbourhood Plan.

How the Neighbourhood Plan is Organised

The Neighbourhood Plan is set out in six sections:

- Part 1: Introduction
- Part 2: Context
- Part 3: Local Consultation
- Part 4: Vision and Objectives
- Part 5: Policies
    - BM 1 – Brington Built-Up Areas
    - BM 2 – Housing Mix
    - BM 3 – Affordable Housing Tenure
    - BM 4 – Economic Development
    - BM 5 – Delivering Good Design
    - BM 6 – Addressing Climate Change
    - BM 7 – Public Rights of Way
    - BM 8 – Traffic and Transport
    - BM 9 – Biodiversity and Nature Recovery
    - BM 10 – Flood Risk and Drainage
    - BM 11 – Community Facilities
    - BM 12 – Local Green Spaces
    - BM 13 – Green Amenity Areas
- Part 6: Appendices
    - Appendix 1: Design Codes
    - Appendix 2: Flood Events in the Parish
    - Appendix 3: Local Green Spaces
    - Appendix 4: Green Amenity Areas

The Neighbourhood Plan is supported by several Evidence Documents (EDs):

- ED1: Community Survey (2022)
- ED2: Built-Up Areas Evidence Document
- ED3: Housing Needs Assessment (Prepared by AECOM)
- ED4: Housing Needs Assessment Analysis
- ED5: Brington and Molesworth Design Code (Prepared by AECOM)

1. Introduction

1.1 Neighbourhood Plans (also referred to as Neighbourhood Development Plans or NPs) were introduced by the Localism Act 2011 and enacted in the Neighbourhood Plan Regulations 2012.

1.2 The purpose of NPs is to ensure that decisions on planning applications or planning appeals consider the unique aspirations and needs of local residents and businesses, such as those within the parish of Brington and Molesworth.

1.3 The policies in this plan reflect the aspirations and address the challenges identified by the community and seek to help guide development in Brington and Molesworth to 2036. This plan has been shaped by local community consultation feedback from its outset and will continue to be up to the point of its adoption.

1.4 The NP, when complete, will form part of the statutory development plan for an area. Currently, the development plan for the Parish consists of planning policies in the Adopted Huntingdonshire Local Plan (HLP) prepared by Huntingdonshire District Council (HDC) and the Mineral and Waste Local Plan (MWLP) 2021 adopted by Cambridgeshire County Council (CCC).

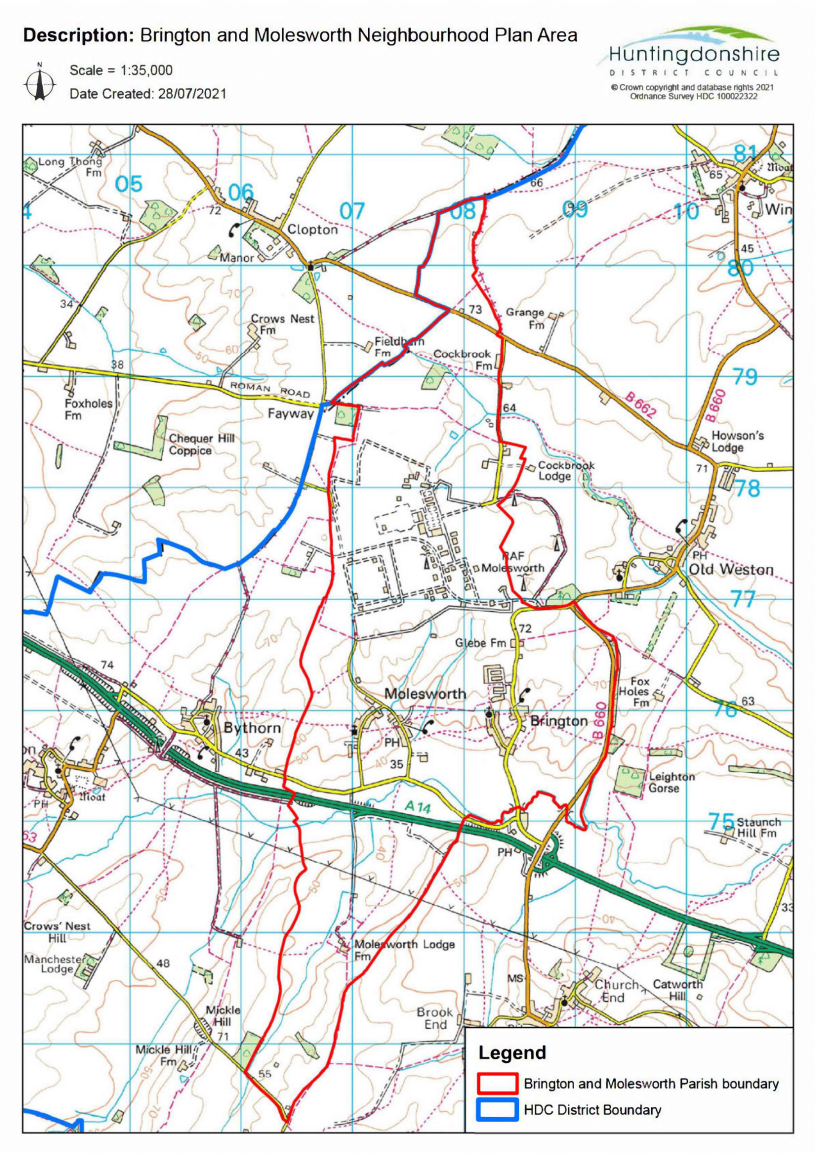
1.5 The NP, once adopted, will provide the local community with a powerful tool to help guide the long-term future of Brington and Molesworth and protect their surrounding countryside for the period 2021 to 2036. Although this has been prepared by the Parish Council, it is made for all residents, both current and future.

Neighbourhood Area Designation

1.6 The Brington and Molesworth Parish Council, as the Qualifying Body (QB), notified HDC in 2021 of its wish to prepare a NP. The NP Area was formally designated in July 2021.

1.7 Figure 1 (below) shows the boundary of the NP area, which is the same as the administrative boundary of Brington and Molesworth Parish. There are no adopted NPs covering this area.

Figure 1. Neighbourhood Area Designation



The Plan-Making Process

1.8 There are several stages in the preparation of a NP and this version is the result of that process.

1.9 Before any work was undertaken on the plan, a survey of residents and local businesses in the Parish was carried out between the end of June 2022 and the middle of August 2022. We had an excellent response rate with 53% of households completing the survey. This provided a valuable understanding of the community aspirations, challenges and opportunities and informed the scope and intent of the policies contained within this version of the Plan. The findings of this survey are set out within ED1.

1.10 The community engagement process with local residents and businesses identified a number of issues and potential projects that are not related to planning and therefore could not be addressed through the policies in this document. The Parish Council will continue to consider how these issues and ideas might be taken forward in partnership with residents and other organisations.

1.11 The draft plan was then subject to a parish-wide community consultation, where residents were invited provide comments over six weeks during January and February 2026. Overall, there was positive support for the proposals and comments received on this plan were incorporated into this draft where appropriate. Statutory consultees and Huntingdonshire District Council were also invited to provide comments, and these have been addressed accordingly. For further information, see the 'Consultation Report'.

1.12 Following this, the Plan was handed over to Huntingdonshire Council for a second parish-wide consultation. Residents and stakeholders were given further opportunities to provide feedback during these stages.

1.13 Finally, the Plan went to examination. The Examiner considered the proposed draft and all comments on the plan. His report concluded that the Plan meets all Basic Conditions, meaning HDC can hold a Parish-wide Referendum allowing residents to vote on whether to adopt the Plan. If more than 50% of the votes cast are in favour of the Plan, the Plan can be "made", and it will carry full weight in the planning process, meaning planning applications must address its policies.

2. Context

General Overview

2.1 Brington and Molesworth Parish is a small rural parish located in the western part of Huntingdonshire District, within Cambridgeshire. It lies approximately 12 miles west of Huntingdon, the nearest market town and administrative centre. The parish comprises two distinct villages – Brington and Molesworth – both set within an attractive countryside setting and surrounded by high-quality agricultural land and isolated properties.

Photo 1: View of East Molesworth and The Green from Millenium Field

2.2 A key defining feature of the parish is RAF Molesworth, an active United States Air Force base located north of the two villages. Originally developed as a bomber airfield in the Second World War, the site now houses the US European Command's Joint Intelligence Operations Centre (JIOC). The base plays a significant role in the local economy, attracting a substantial number of daily in-commuters and serving as an anchor of international defence infrastructure. A major redevelopment project is currently underway, including a £219 million investment into new facilities expected to be completed by 2028.

2.3 Molesworth village has a substantial Conservation Area which includes the surrounding countryside. Brington, despite being host to a number of historic buildings, does not have a conservation area and has seen a number of small housing developments in recent years. Most development has been minor in quantum however there was a notable development of 52 dwellings north of the historic settlement for the replacement of outdated service accommodation previously supporting RAF Molesworth. As a result, a significant number of new families have recently moved to private housing in the parish at Hill Place and The Green, now unconnected to RAF Molesworth . Figure 2 shows the key areas of the parish.

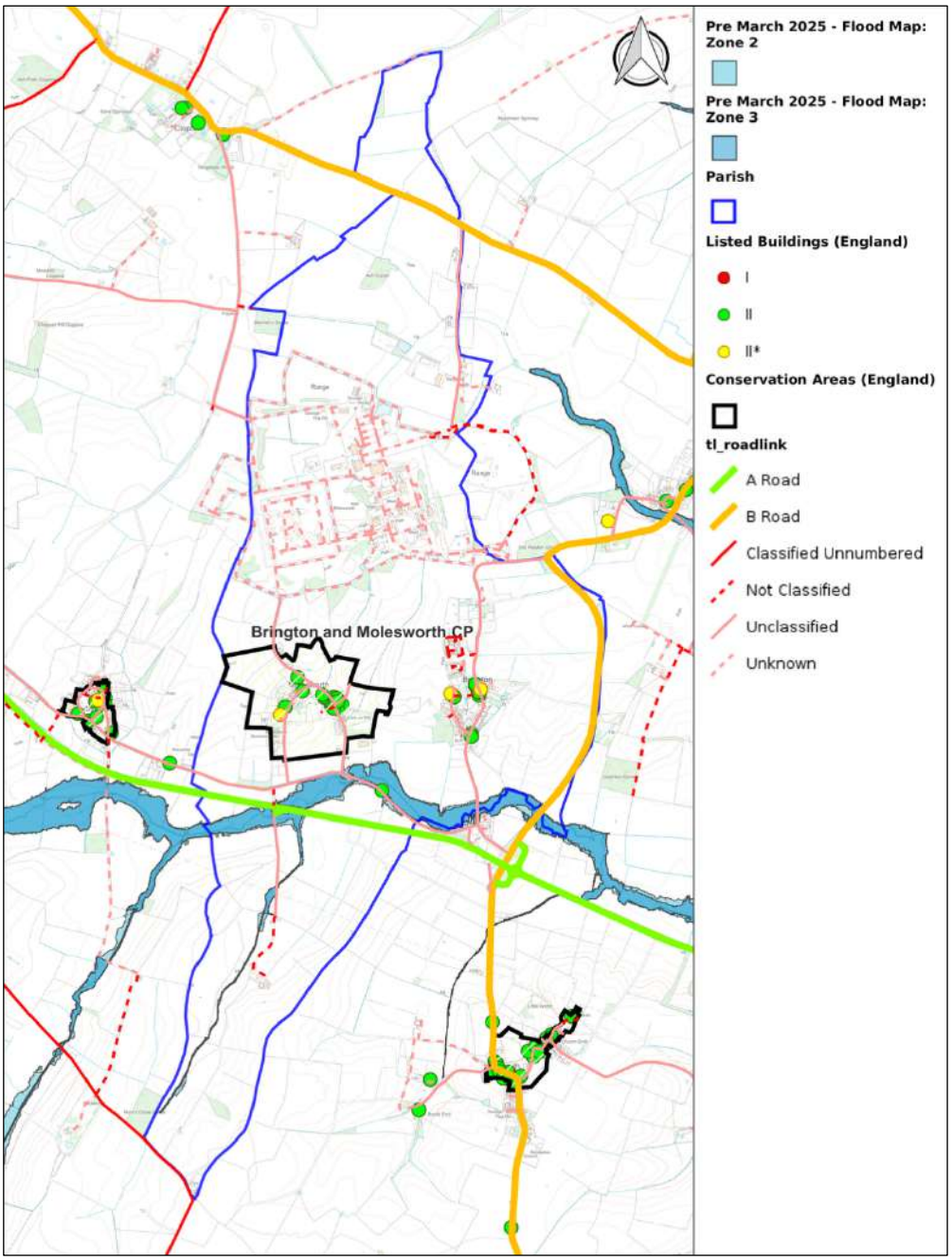
Figure 2. Key Areas

Source: Satellite Image from Landstack

2.4 The A14 runs along the southern edge of the parish (Figure 3), providing a strategic and efficient connection to both east and west. The A1 lies to the east of the two villages and additionally provides a strategic and effective link to the north and south (Figure 4). Huntingdon has a mainline station providing a good railway service to London, and Peterborough (for the

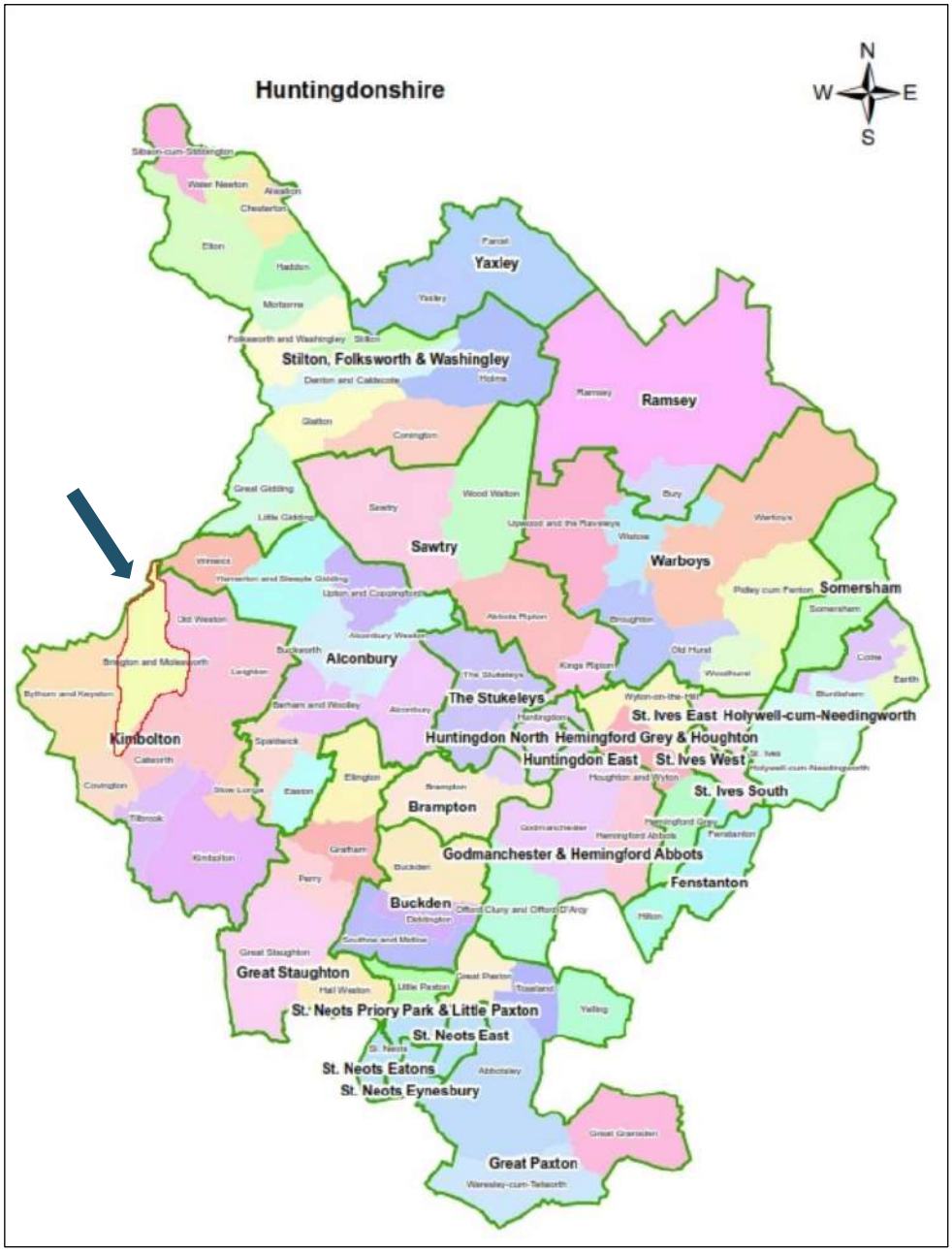
North). However, the parish has a very limited public transport offer, meaning what existing jobs, facilities and services do not exist within the parish require a car. The villages experience heavy traffic, including HGV traffic, when the A14 is closed, although the Highways Agency has been encouraging the use of other routes.

Figure 3. Parish, Roads, and Key Constraints



Prepared under OS License AC0000853571

Figure 4. Map showing the location of the Parish



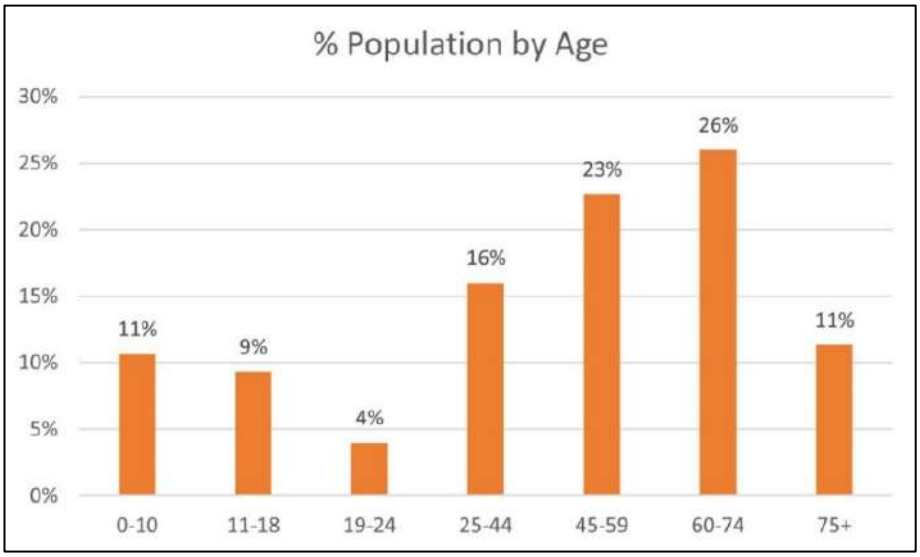
Prepared under OS Licence AC0000853571

Population

2.5 The number of residents in the parish has fluctuated over the last 20 years. The 2001 Census (https://www.ons.gov.uk/census) reported that the resident population was 412. 10 years later, the 2011 Census reported that the population had decreased significantly to 342 within 123 households. However, the 2021 Census reports that the population of the parish has regained the losses reported during the 10 years to 2011, now having a total population of 417 within 164 households.

2.6 The age profile of the population from the parish survey is shown below in Figure 5. This graph indicates that some 60% of the population is over the age of 45.

Figure 5. Population by Age



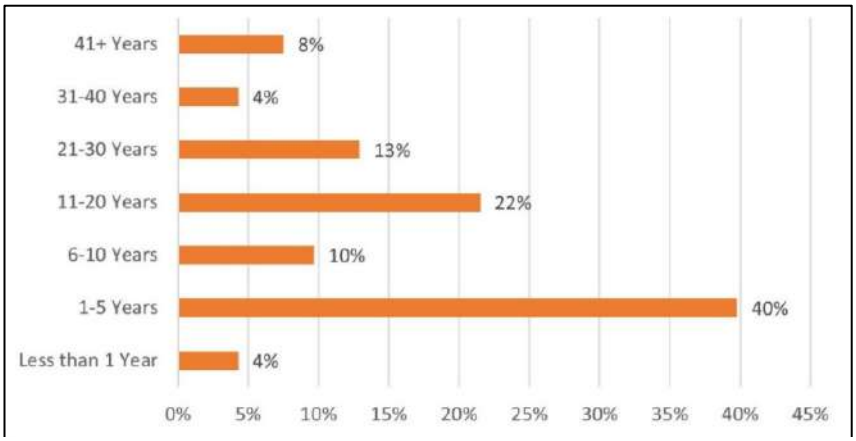
Source: Parish 2022 Survey (ED1)

2.7 Parish Survey 2022 data reports that there are 78 residents under the age of 15 years (18%); 261 residents between the ages of 16 and 64 (61%) and 84 residents over the age of 65 (19%). This population profile is very similar to the wider Huntingdonshire District population profile.

2.8 In the 10 years 2011-2021, the parish has seen a significant increase in the number of resident population and number of households, representing a 22% increase in population and 35% increase in number of households. This

is predominantly as a result of the new developments to replace outdated RAF /USAF accommodation at Hill Place and The Green. The extent of the new population is shown through the village survey results below in Figure 6.

Figure 6. Years Living in the Parish



Source: Parish 2022 Survey

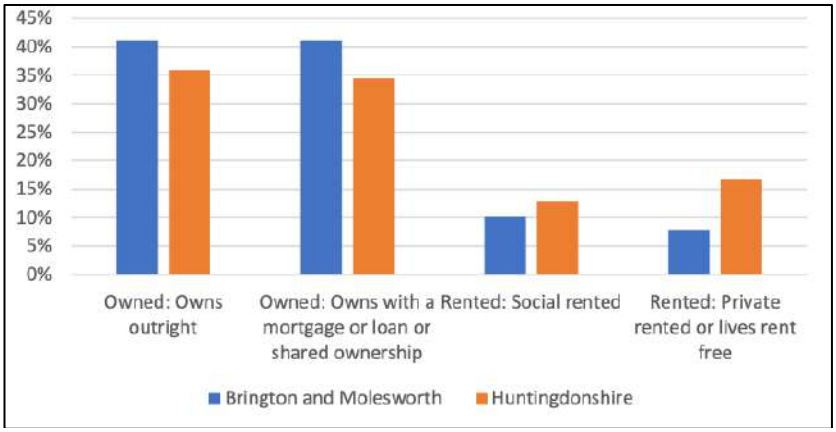
2.9 In terms of health, the ONS Census 2021 indicates at 2021, 56% of the population reported that they had Very Good Health and 32% were in Good Health. 12% reported that they had Fair to Bad Health and only 1% reported they were in Very Bad Health. The population of Brington and Molesworth is in better health than the broader population of the district where 16% of the population reported that they were not in good health. The villages are served by a number of surgeries but none lie within the parish. 91.4% of residents said they use Kimbolton Medical Centre, which is 9 minutes-drive from Brington, outside the Parish.

Photo 2: Two Sports Pitches, The Green (left) and Millenium Field (right)

Housing

2.10 The census indicates that there were 164 households in the parish during 2021. It notes that 82% of this housing is owner occupied (figure 7), this is higher than the district average. Social rental tenure is 10% and 8% private rented housing.

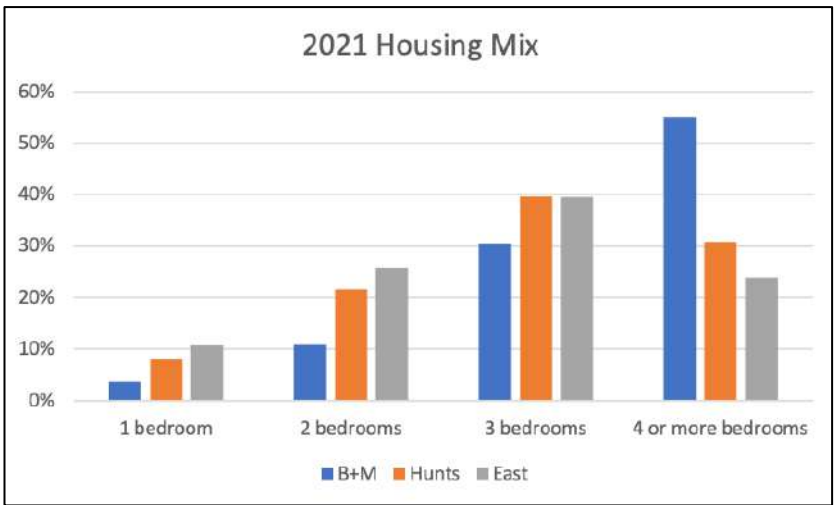
Figure 7. Housing Tenure



Source: ONS 2021 Census

2.11 The parish has a significantly higher level of larger 4-bedroom homes than the district or regional average and a lower proportion of smaller 1, 2 and 3 bedroom homes (figure 8).

Figure 8. 2021 Housing Mix in the Parish

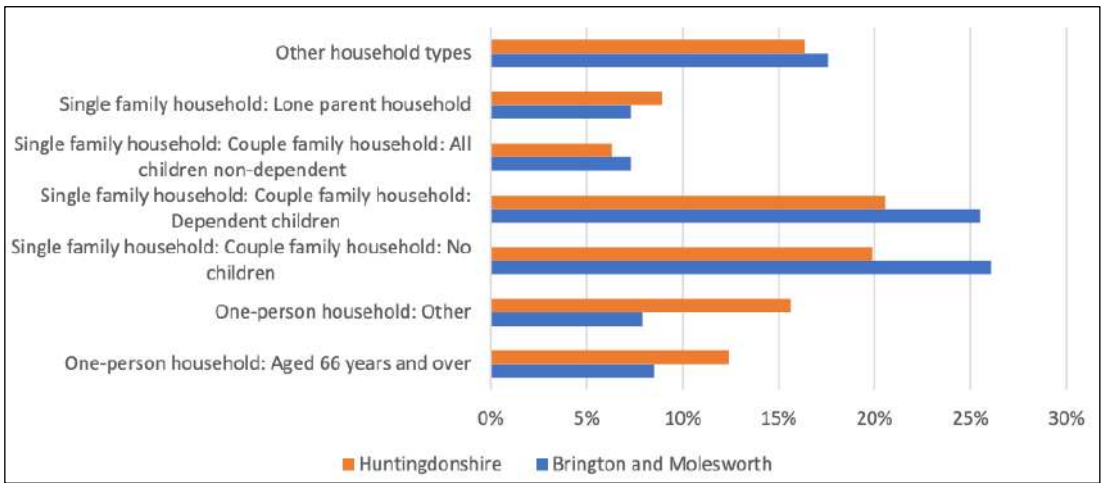


Source: ONS 2021 Census

Photo 2: Recent Developments, The Green (left) and Brington High St (right)

2.12 Brington and Molesworth has a higher proportion of single-family households than Huntingdonshire (figure 9). Notably, there is a distinctly higher proportion of family households both with dependent children and no children. There are fewer one person households than the district average.

Figure 9. Household Types



Source: ONS 2021 Census

2.13 The median price paid for a property in Kimbolton Ward, in the year ending March 2023, was £484,750. This compares to a median price of £319,500 in Huntingdonshire (House Price Statistics for Small Areas, Office for National Statistics). It is important to note that average house price statistics for wards are not mix-adjusted, i.e. weighted by type of housing sold, so a higher average house price may reflect a high proportion of large housing sold during the period, and vice versa. These statistics could therefore be influenced by the very high proportion of 3 and 4-bedroom homes in the parish, as indicated by Figure 7.

Employment

2.14 Whilst there is still agricultural activity in the Parish and some industrial premises, mainly in Molesworth, the Parish now has a relatively even split between those who commute to work by car or van and, following the changes in work patterns resulting from the COVID Pandemic, work from home. There is also a significant proportion of the population who are retired or semi-retired (31%) but statistics would suggest that 20% of those over 65 years of age are still economically active (ONS Census 2021).

2.15 RAF Molesworth dominates the local economy and is a focus for in commuting. It has recently been awarded a £219 million contract, funded by the US, for the construction of the new facility to support US Visiting Forces. The two-storey facility, with supporting infrastructure and warehouse, is estimated to be completed in 2028. The 25,000 sq. m building, in the centre of the former bomber airfield, would house 1,750 of the 2,000 staff, many in buildings considered to be no longer fit for purpose, including a Second World War hangar.

2.16 The villages have a number of small businesses on Molesworth Business Estate and warehousing at TSA Parking at Brook Lane, Molesworth. The small businesses include KN Autocare, Pontillion Vehicle Sales, Esco Refresh Janitorial Supplies at Church Lane, Molesworth. Business units are also available at Manor Farm to the north of Brington Village including The Rustic Wood Barn. The Village Primary School includes public sector employment.

Photo 3: Employment Uses

Settlement Character

2.17 The presence of settlements in Brington and Molesworth Parish dates back to the Early Paleo/Neolithic periods. However, the broad layout of existing settlements is Saxon/Early Medieval. Molesworth is listed in the Domesday Book as Molesworde and there is evidence of a single Manor and seventeen households at that time. Brington was also listed, as Breninctune, a single Manor is recorded but it is not clear if this is the same Manor as Molesworth. There were recorded fourteen households at that time.

2.18 There is record of a church in Brington in 1178 and in Molesworth in 1270. The Enclosure Act of 1774 enabled landowners to acquire and enclose the large open medieval Common Fields. This took place in Molesworth in 1799 and Brington five years later in 1804. A major change occurred in the Transport environment with the conversion of the Brampton-Thrapston road to a Turnpike in 1753.

2.19 Photo 4: All Saints Church, Brington

2.20 In 1935 the civil parish of Brington and Molesworth was formed. An extensive area of Molesworth was designated as a Conservation Area although there is no Conservation Area Appraisal available. Development within the Molesworth Conservation Area is required to preserve or enhance the character of the area.

2.21 Molesworth and Brington are two distinct and separate villages in a predominantly rural area. Indeed, data from the Office of National statistics (ONS) on "journey time statistics" from local residential neighbourhoods for counties around the UK revealed that Molesworth is ranked as the 'most isolated' village in Cambridgeshire. Molesworth has limited facilities but does have a village hall and a playing field. The village pub has been closed since COVID lockdown and shows no likelihood of reopening despite demand evidenced by a 'pop up pub' in Molesworth Village Hall once a month.

2.22 Brington has a pre-school and primary school and a small children's play area located on a private estate at the north of the village. Neither village has a restaurant or shop of any type. Future facilities in the villages need to reflect the evolving demographics.

Photo 5: Brington Streetscapes – Hill Place (top) and Church Lane (bottom)

Landscape Character

2.23 Brington and Molesworth are located within National Character Area 88: Bedfordshire and Cambridgeshire Claylands. At a more local level, the Huntingdonshire Landscape and Townscape Assessment (2022) defines the Parish within the Northern Wolds and Brington and Molesworth stand within Area 3: Western Claylands, of the Cambridgeshire Landscape Guidelines (1991). The Cambridgeshire Landscape Guidelines (1991) identifies Brington and Molesworth as an area as a gently undulating landscape which is subdivided by the shallow Ouse Valley. The area generally consists of large-scale arable farmland with open fields, sparse and trimmed hedges and watercourses which are cleared of bankside vegetation.

2.24 The area is distinctive for a number of reasons. Firstly, the area is characterised by remnants of deserted medieval villages including ridge and furrow fields, medieval settlement earthworks, moated sites and ruined churches. Secondly, scattered woodlands and particularly ancient, semi natural woodlands which are of importance in terms of their visual and nature conservation interest but which can appear isolated. Church spires enliven the skyline and views. Finally, existing and former wartime airfields have a significant impact on the area.

2.25 The Huntingdonshire Landscape and Townscape Assessment (2022) defines the Parish within the Northern Wolds. The key characteristics are defined as a strong topography of ridges bisected by pronounced valleys; valleys are well vegetated and intimate in scale, while ridges/ plateaux feel more open; an historic landscape, containing many medieval features, dispersed pattern of historic villages, with little modern development and distinctive square church towers topped with spires form characteristic landmarks.

2.26 Key issues for the Northern Wolds landscape character area looking forward include:

- Protection and enhancement of the distinctive characters of the valley and plateaux landscapes through retention of the established pattern of smaller fields and meadows in the valleys, and the maintenance of long views from the upland areas

- Protection of key views towards the distinctive skyline of ridge tops, church towers and woodland
- Preservation of archaeological features, with improved public access and enhanced interpretation where appropriate
- Retention of historic settlement character through maintenance of village greens and other distinctive features and good siting and design of new buildings
- Protection of the existing watercourses in the area and enhancement of their biodiversity value
- Protection of ancient hedgerows and oak trees within the valleys

Photo 6: Landscapes – All Saints Church (1), Walk to Molesworth from Brington PRoW (2), View South West from PRoW 29/9 connecting The Green to Brington (3).

Relevant Planning Policy

2.27 Planning law[1] states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. NPs become part of the development plan for their area once made and therefore carry weight in the decision-making process.

2.28 NPs operate within a broader planning framework and must meet a set of legal "basic conditions" to be formally made. One of these conditions is that they must be in general conformity with the strategic policies of the Local Plan. NPs do not replace these higher-level policies, but instead provide a valuable opportunity to add local detail, shape development in a way that reflects community priorities, and guide how planning decisions are made within the designated area.

2.29 The remainder of this section sets out the relevant national and local policy context within which the NP has been prepared.

National Policy Context

2.30 National planning policy is primarily set out in the National Planning Policy Framework (NPPF), which was most recently updated in December 2024 and amended in February 2025. The revised NPPF introduced further emphasis on plan-led growth and the need for local plans to demonstrate a clear pipeline of housing delivery. Local planning authorities are expected to maintain a clear five-year housing land supply and to allocate sufficient land to meet identified needs, particularly in rural areas.

2.31 NPs are required to have regard to the NPPF and are encouraged to contribute to the achievement of sustainable development. While they are not required to allocate sites for development, they can influence how future development comes forward. In this context, the Brington and Molesworth

[1] Section 38(6) of the Planning and Compulsory Purchase Act 2004

NP does not propose to allocate housing sites, leaving this to the emerging Local Plan process. However, it does seek to identify how future needs, including housing, infrastructure, and community facilities, might be met in a way that is consistent with local character and widely supported by residents.

Local Planning Policy Context

2.32 At the local level, the *Huntingdonshire Local Plan to 2036*, adopted in 2019, is the key planning document for development in the parish and directs most growth to the district's market towns and more sustainable service centres such as Huntingdon, St Neots, St Ives and Ramsey. In smaller villages, such as Brington and Molesworth, development is expected to be more limited and commensurate in scale. Around a quarter of the district's housing need is expected to be delivered through small settlements, including rural exception sites, infill plots, and windfall developments that respect local character and sustainability objectives.

2.33 The Local Plan does not define built-up area boundaries for all settlements. As a result, proposals for development outside defined areas are generally subject to strict countryside protection policies unless clear justification can be demonstrated. As such, the NP does not need to have policies for this.

2.34 Huntingdonshire District Council is currently undertaking a full review of its Local Plan, which will set out a strategy for growth and development well beyond 2036. The NP will as far as practicable be prepared to align with future policy aspirations and relevant emerging evidence. This ensures that the policies contained within this Plan will remain relevant and adaptable once the new local plan has been adopted.

2.35 As of June 2025, Huntingdonshire District Council is progressing with a Regulation 18 (preferred options) consultation which is targeted for Autumn 2025. The Council's published timetable anticipates consultation on a draft (Regulation 19) Plan in 2026, with submission for examination later that year and adoption expected in 2028, following examination in public.

3. Local Consultation

3.1 To begin the plan-making process, extensive engagement was undertaken to understand the community's aspirations, challenges, and priorities and shape this NP. Between June and August 2022, surveys were distributed to all households and local businesses in the parish. The results of this engagement have directly informed the scope and content of the policies contained within this Plan.

3.2 The consultation survey achieved a strong response rate, with approximately 53% of households completing the questionnaire. The responses broadly reflected the diversity of households across the parish, although the Parish Council recognises that residents over the age of 65 were somewhat overrepresented when compared to the 2021 Census profile. Nonetheless, the views expressed are considered to be a reliable and robust representation of the concerns and ambitions held by the local community. Questionnaires were sent to all major businesses and sole traders operating within the parish.

3.3 The NP also builds on earlier community-led work. Notably, the Parish Plan prepared in 2010–2011 (see ED7) identified many of the same themes that continue to be raised today. These include concerns about the lack of bus services, localised flooding, the pace and location of development, road safety and speeding, and the need for a meeting point or village hall in Brington. The consistency of these issues across more than a decade has provided a clear basis for the priorities of this plan. In this context, it is recognised that community views on development are often nuanced; whilst housing growth is identified as a potential threat in terms of its impact on the rural character, scale and infrastructure capacity of the parish, mechanisms such as Section 106 and Community Infrastructure Levy are recognised as opportunities to secure mitigation and local benefits where development does occur.

3.4 It is important to note, the NP process ensures that the community will continue to be able to have a say on the plan up to the point of its adoption, ending with a referendum on whether to adopt it. The next stage is a

community consultation on this draft plan. All comments received will be individually considered and actioned, where appropriate.

3.5 To help summarise the key issues facing the parish, the NP Working Group undertook a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis. This analysis draws upon the planning policy context, demographic and socio-economic data, and the results of the community consultation. This is provided below and informs the Vision and Objectives.

Strengths	Weaknesses
Village Community ▪ Strong rural character and village lifestyle valued by residents ▪ New homes replaced outdated RAF accommodation at Hill Place and The Green bringing new families ▪ Has met the parish's housing requirement to 2036 ▪ Generally healthy population **Economy** ▪ Relatively wealthy parish with higher proportion of residents working in professional or managerial roles ▪ High rates of employment including 20% of those over 65 years still economically active ▪ Some local employment opportunities in small businesses ▪ 33% businesses expect to expand over the next 5 years ▪ Significant investment at RAF Molesworth **Key Services** ▪ Has retained Village Hall (Molesworth), pre-school and primary school (Brington) **Character and Heritage** ▪ Conservation Area including surrounding countryside (Molesworth) ▪ Strong historic character ▪ 27 Listed Buildings including Church, residential properties, barns and street furniture ▪ Valued vistas and views ▪ County Wildlife sites and woodland, grazing and lowland meadows designated as priority habitats ▪ Edges of villages remain rural in character **Open Space** ▪ Valued informal and formal Green Spaces. Rich in wildlife sites, biodiversity including Lapwings **Getting Around** ▪ Access to strategic road network – A14, A1 and access to rail network at Huntingdon	**Population** ▪ Significant proportion of population moved to parish in last 10 years with a 34% increase in households ▪ Ageing population – In 2021, 24% of the population is over 65 years increasing to 30% by 2036 **Housing** ▪ High average house prices ▪ Lower share of social and private rented housing ▪ High share of larger 4 bedroom homes and significantly fewer 1 and 2 bed homes. ▪ The community of Hill Place and The Green are perceived as separate from two villages ▪ Deprivation indicators include barriers to housing and services **Economy** ▪ Some local employment opportunities but distinctly a commuter location **Services and Infrastructure** ▪ The villages lack key services such as a shop / Post Office, Pub or café and a Village Hall/ meeting point in Brington ▪ Doctors' surgery is outside the parish ▪ Need to improve Broadband **Village Character** ▪ No Conservation Area Appraisal ▪ No definition or protection of the village boundaries or important green spaces ▪ Most isolated village in Cambridgeshire **Getting Around** ▪ Limited bus service - both timetabling and frequency issues ▪ Cars speeding and road safety ▪ Issues with lorries /HGVs when A14 closed ▪ Lack of footpaths within the parish, between the villages and no cycle route ▪ Parking issues at school events **Flooding** ▪ Increasing surface water flooding events

Opportunities	Threats
Village and Landscape Character ▪ Define settlement boundaries which supports development inside the boundaries and protects countryside ▪ Promote good design to ensure development in keeping with scale, location and appearance of buildings using traditional materials ▪ Protect property character. ▪ Identify any heritage assets that are not currently designated ▪ Protect visually important gaps including the area between Hill Place and Brington ▪ Protect, enhance landscape and protect and identify green areas for recreation, sports and allotments use **Climate Change** ▪ Encourage sustainable energy production and zero carbon developments ▪ Enhance biodiversity and wildlife habitats ▪ Improve flood prevention measures within the design of buildings and elsewhere ▪ Promote insulation, solar panels, air/ground source heating ▪ Increase water efficiency ▪ Promote EV charging **Getting Around** ▪ Improve public rights of way and reduce speed of traffic through the villages ▪ Improve active travel connections between Hill Close/The Green and the rest of the parish settlements ▪ Improved bus services ▪ Promote village hall, community meeting space; improve lighting at school ▪ S106 / CIL funding to secure supporting infrastructure and facilities **Housing** ▪ Starter or smaller family homes to address the current shortfall in this type of accommodation **Economy** ▪ Opportunity to retain and accelerate small local employment and start-ups	**Housing Growth** ▪ Although housing need to 2036 is met, further housing growth to meet housing requirement may come forward as part of the Local Plan Review ▪ Housing that is not in character with the villages or results in the loss of valued views or garden space ▪ It is important that any such future growth is of an appropriate scale, quantum and layout, to respond to the sensitive rural and historic character of the parish. **Services / Infrastructure** ▪ Loss of jobs, facilities and services making the village less sustainable ▪ Changing needs - Ageing population - 32% will be over 65 with 5% over 85 by 2036 ▪ Further loss or downgrading of limited local facilities with lack of planning control **Traffic/parking issue** ▪ Traffic/parking issues exacerbated by further development including at RAF Molesworth **Village and Landscape Character** ▪ Deterioration of rural character, green spaces, vistas and views ▪ District wide Policy LP9 supports proposals for development on land well-related to the built-up area but does not define the built-up area **Natural Environment** ▪ Flood Risk and water management issues deteriorate ▪ Increased light pollution

4. Vision and Objectives

4.1 Taking into account the results of the village surveys, as well as information, intelligence and evidence gathered through the NP process, the following vision and objectives were developed which have guided the proposed policies.

> *"In 2036, Brington and Molesworth will be one of the most desirable rural parishes in Huntingdonshire, characterised by its strong sense of community, distinctive character and heritage assets."*

4.2 To underpin the vision, this NP identifies 14 strategy objectives addressing the key issues facing Brington and Molesworth during the life of the NP.

Growth and the future	Relevant Policies
To support housing through appropriate infill and windfall development on land within or well related to the built-up areas.	**BM 1** – Built-Up Areas **BM 2** –Housing Mix **BM 3** – Affordable Housing **BM 5** – Design **BM 8B** – Landscape and Settlement Character
To ensure new homes reflect residents' desire to provide more affordable, small family/starter homes.	**BM 2** – Housing Mix **BM 3** – Affordable Housing
Climate Change	**Relevant Policies**
To ensure that Brington and Molesworth is resilient against the future impacts of climate change by ensuring new development is built to the highest environmental standards in order to meet zero carbon targets.	**BM 5** – Climate Change **BM 9** – Biodiversity and Nature Recovery **BM 10** - Flood Risk and Drainage

To ensure new development will incorporate environmental adaptations to mitigate the impact of climate change.	**BM 5** – Climate Change **BM 9** – Biodiversity and Nature Recovery **BM 10** - Flood Risk and Drainage
To ensure the village is sustainable by reducing the carbon footprint of travel for work, essential goods, services and leisure.	**BM 11** – Community Facilities **BM 12** – Local Green Spaces
To ensure development coming forward in the parish will not exacerbate existing flood risk and, where appropriate, take any opportunities to reduce existing flood risk.	**BM 10** - Flood Risk and Drainage
Active Travel	Relevant Policies
To safeguard and enhance public Rights of Way, including footpaths, bridleways and cycle paths by improving connections to existing routes between the villages and thereby encouraging active lifestyles, and promoting the use of non-motorised transport.	**BM 7** – Public Rights of Way **BM 8** – Traffic and Transport
To improve highway safety including promoting traffic calming measures to reduce vehicle speeds in the two villages.	**BM 7** – Public Rights of Way **BM 8** – Traffic and Transport

Landscape, Conservation and Heritage	Relevant Policies
To protect the very limited green spaces and play areas available for recreation and enjoyment ensuring they are maintained and enhanced for future generations.	**BM 12** – Local Green Spaces **BM 13** – Green Amenity Areas
To protect and enhance the historic and rural character of Brington and Molesworth that is considered distinctive and make the villages special through sympathetic design.	**BM 1** – Built-Up Areas **BM 5** – Design
To protect and enhance the rural setting of the villages ensuring development complements the existing rural landscape.	**BM 1** – Built-Up Areas **BM 7** – Public Rights of Way **BM 9** – Biodiversity and Nature Recovery
To protect and enhance biodiversity including establishing, enhancing or extending green corridors and the connectivity between habitats.	**BM 9** – Biodiversity and Nature Recovery
Community Facilities and Employment	Relevant Policies
To retain and encourage more local businesses and jobs.	**BM 4** – Economic Development
To support the retention of and enhance village facilities including a village hall in Brington, local shop (fixed or mobile) and a public house.	**BM 1** – Built-Up Areas **BM 11** – Community Facilities

5. Policies

Local Plan - Guiding Growth

5.1 Brington and Molesworth Parish is rural in character, due to its small population, separation from major service centres, and sensitive landscape setting. Brington and Molesworth are identified in Policy LP9 of the Local Plan as Small Settlements where proposals for development which are within the built-up area are supported subject to a range of criteria. The built-up area is not defined and the local plan instead uses a methodology to determine what is classed as the built-up area.

5.2 An indicative housing requirement figure of 25 dwellings was identified by the HDC Local Plan for the period 2011–2036. This figure was based on a proportionate share of the district's overall housing need, considering the characteristics of the parish, its small settlement classification, and its capacity to accommodate sustainable development. Monitoring data confirms that the parish has already exceeded this figure, 11 years early, with 43 net new dwellings completed between 2011 and 2023, and a further 5 committed at the time of writing. This NP therefore does not propose to allocate land for new housing development given that the housing need has already been met. However, it recognises that small-scale windfall and infill proposals may still come forward over the plan period. In this context, the NP aims to identify where such development will be the most appropriate.

5.3 The Local Plan does not include a settlement boundary or envelope which identifies the built-up area for Brington and Molesworth. Planning Officers therefore assess each proposal in the Parish on a site by site basis using the methodology outlined in paragraph 4.85 of the Local Plan. The Local Plan notes that one of the primary reasons that small settlements are not given a built-up area boundary is because there is a risk that this could promote development within boundaries where this may negatively impact the rural, often sparse, characteristics of rural villages including Brington and Molesworth.

5.4 Brington and Molesworth is identified in the Huntingdonshire Local Plan as a Small Settlement where proposals for development located within the Built Up Area are supported subject to passing the criteria set out in LP9, also proposals on land well related to the Built Up Area may be supported where it accords with the specific opportunities allowed for through other policies in the Local Plan.

5.5 However, it is important to note the importance to the community that the boundaries of the villages and their separate identities are preserved – 94% of respondents in the community survey 2022 (ED1) consider this to be important or very important. Therefore, the intent of Policy BM 1 is to identify the built-up area boundaries which direct development to within the settlement whilst protecting their separate identifies.

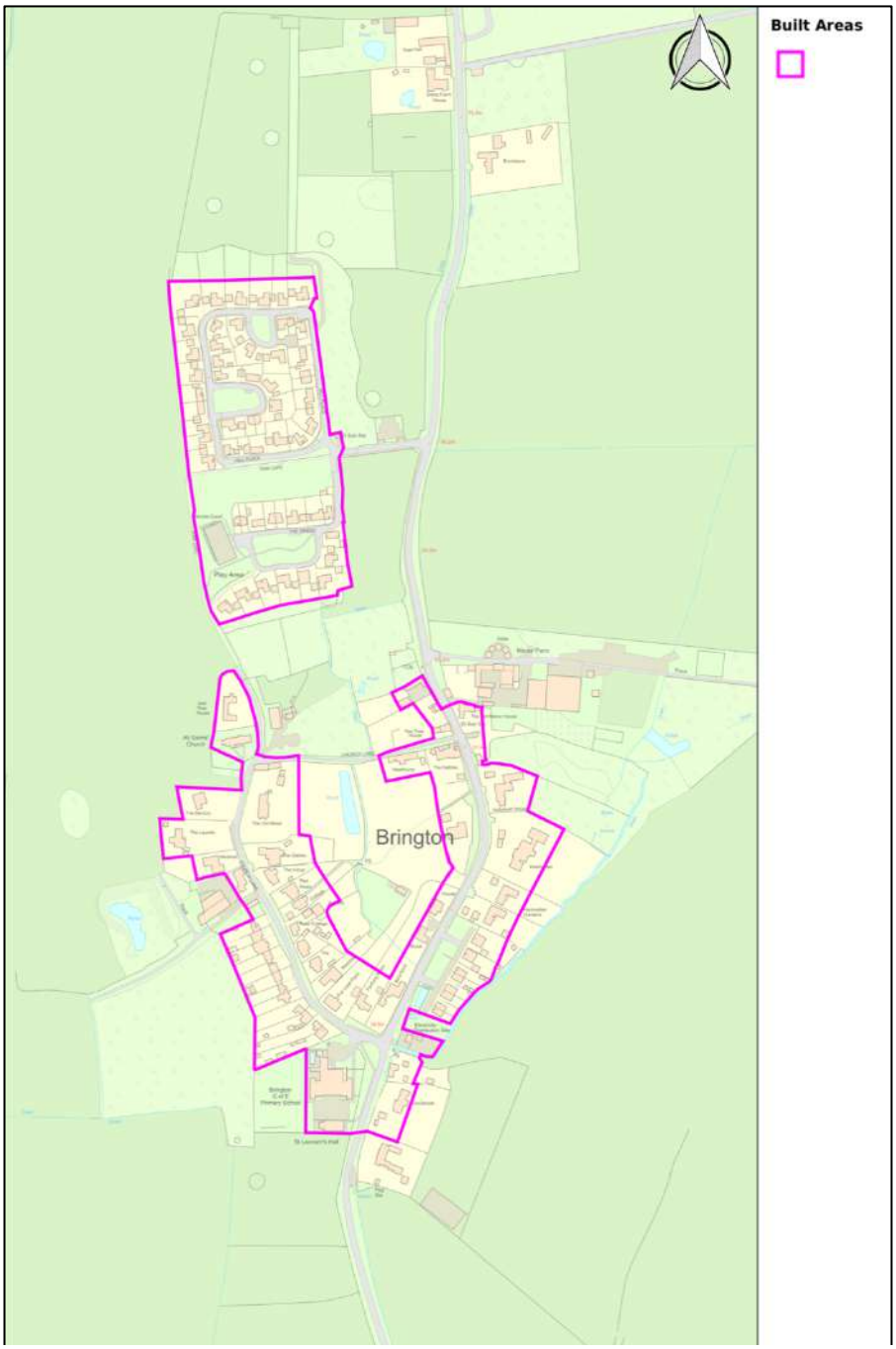
5.6 Brington comprises two physically separate clusters of development: the historic village core to the south, and a more modern group of post-war dwellings to the north, including former MOD housing. Both areas contain more than 30 permanent, non-agricultural dwellings and therefore meet the Local Plan definition of a built-up area set out in LP para 4.82. However, there is a clear and valued landscape gap between them that contributes to the rural setting and reinforces their distinct identities as settlements both with unique origins.

Photo 7: Visual Gap between Brington and The Green/Hill Place

5.7 In accordance with the principles set out in the Local Plan, the NP defines two separate built-up area boundaries for Brington, one for each of the northern and southern clusters. This seeks to ensure that each part of the village, which have very different historical origins, are recognised as built-up areas in their own right while protecting the intervening countryside from inappropriate development (Figure 10).

5.8 The approach to drawing a boundary for Brington, and not Molesworth, which has a defined conservation area, is explained in ED2. Policy BM 1 sets out a clear expectation that this gap an important characteristic of Brington which must be preserved, and that development should not erode the settlement's loose-knit character or blur the distinction between the two clusters.

Figure 10. Built-Up Area Boundaries



Prepared under OS Licence AC0000853571

5.9 Molesworth, by contrast, is already subject to Conservation Area designation, which offers a strong degree of control over the scale and location of development. This village has not experienced recent housing

growth, and no housing need has been identified that would justify allocating sites or defining a built-up area boundary. For these reasons, a Built-Up Area is not appropriate for Molesworth.

5.10 Overall, Policy BM 1 seeks to promote development in the right places, by ensuring that development is directed to areas with urban character, and away from locations that would undermine the villages' rural and historic identity. The process for this designation is set out in ED2.

Policy BM 1 – Brington Built-Up Areas

A. For the purposes of Policy LP 9 of the Huntingdonshire Local Plan, the Built-Up Area Boundaries for Brington are defined on Figure 10.

B. Within the defined built-up areas, development proposals will be supported where they:

   i) Maintain the loose-knit and rural character of the settlement.

   ii) Respect the transition between the built-up area and the surrounding countryside, avoiding development that appears as an incongruous or prominent extension to the settlement.

   iii) Preserve the landscape setting of Brington and the amenity of neighbouring uses.

   iv) Safeguard the areas of Local Green Spaces and Green Amenity Areas (Policies BM 12 and BM 13) which contribute to the character of the built up area.

C. Outside the defined built-up areas, development will only be supported where it:

   i) Preserves the separate identities of North and South Brington; and

   ii) Meets an evidenced, identified local need or accords with other policies in this Plan, the Local Plan or the NPPF.

Housing Mix

5.11 Brington and Molesworth is characterised by a rural and low-density housing environment, comprising two small villages. The existing stock is dominated by large, detached dwellings, with 2021 Census data showing a significantly higher proportion of 4-bedroom homes in the parish compared to district and national averages. While residents who responded to the 2022 NP Survey generally expressed satisfaction with the current mix of housing, evidence prepared by AECOM (ED3) highlights a notable underrepresentation of smaller homes, particularly 1- and 2-bedroom properties, which presents implications for housing accessibility and affordability, especially for younger families looking to stay or move into the area and older residents looking to downsize.

5.12 The community survey (ED1) showed that over half of respondents did not identify a current housing need for family or friends, given that most households in the parish own the home they live in. However, among those who did, the most common response was a need for smaller family homes. When asked what types of housing should be prioritised if development were to take place, the community expressed a clear preference for starter homes and modest-sized family dwellings. This supports a policy approach that rebalances the housing mix to include a greater number of smaller, affordable homes to help residents stay within the parish.

Photo 8: Two semi-detached 4-bedroom dwellings on High Street, Brington

5.13 Policy LP 25 of the Huntingdonshire Local Plan requires that all new housing proposals deliver a mix of dwelling types, sizes and tenures which respond to evidence on local housing need, but it does not prescribe precise proportions by bedroom number. Instead, it asks developers to have regard to sources such as the Strategic Housing Market Assessment, local demographic projections and parish-level surveys. In Brington and Molesworth, ED4 shows that the HNA provides a new important source of evidence which demonstrates an oversupply of large homes and a shortage of smaller and mid-sized dwellings.

5.14 The following policy translates LP 25 into a locally specific framework for Brington and Molesworth. It requires that at least 60 per cent of new dwellings comprise two- or three-bedroom units, while allowing for alternative mixes which are justified by site-specific evidence. Proposals dominated by four-bedroom or larger homes must demonstrate clear evidence of local need.

Policy BM 2 – Housing Mix

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.

A. New development should aim to deliver a >60% of homes as 2- and 3-bedroom dwellings, unless it can be clearly demonstrated that an alternative mix better addresses local needs or is justified by site-specific circumstances.

B. Proposals for smaller and mid-sized homes that are suitable for younger families, first-time buyers, and older residents seeking to downsize will be particularly supported. Proposals that deliver a predominance of 4-bedroom or larger dwellings will not be supported unless clearly justified through local housing need evidence.

Affordable Housing

5.15 In terms of affordable housing provision, the Housing Needs Assessment indicates that Brington and Molesworth faces significant affordability challenges. Median house prices in 2022 were around 45% higher than the Huntingdonshire average, while average household incomes and lower-quartile earnings leave many local households unable to access even entry-level homes without a substantial deposit. Private rents are marginally affordable to average-income earners and remain beyond the reach of those on lower incomes. Overall, this points to a need to ensure what affordable housing is delivered in the parish will address local affordability issues.

5.16 Policy LP24 of the Huntingdonshire Local Plan seeks to address affordability by requiring development sites of eleven dwellings (or 1,000m^2 of floorspace) or more to deliver 40 per cent affordable housing. Of that 40 per cent, approximately 70 per cent must be provided as social or affordable rent, with the remaining 30 per cent divided among 'other affordable tenures'.

5.17 The AECOM Housing Needs Assessment (HNA) (ED3) tested the viability of various affordable home-ownership products and concluded that, while the overall 70:30 rent to purchase split remains appropriate, there is a need to prioritise those home-ownership tenures most accessible to local incomes. First Homes, even when offered at a 50 per cent discount, remain unaffordable for most (see Figure 11, below). In contrast, Shared Ownership at 10% equity shares and Rent to Buy emerge as the only affordable routes for average-income households lacking substantial deposit savings.

5.18 Brington and Molesworth Parish Council has therefore chosen to maintain the 70:30 rent to purchase tenure ratio set out in Local Plan Policy LP24, and to focus the 30 per cent affordable home-ownership element specifically on Shared Ownership (with initial equity shares of around 10 per cent) and Rent to Buy. This seeks to ensure that new affordable housing genuinely meets the needs of local households, maximises access to home ownership for those without substantial deposit savings, and remains fully in conformity with the strategic requirements of the adopted Local Plan. This rationale is set out within ED4.

Figure 11. Affordability thresholds in the Parish

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £56,800	Affordable on LQ earnings (single earner)? £21,923	Affordable on LQ earnings (2 earners)? £43,846
Market Housing						
Median House Price	£418,500	-	**£119,571**	No	No	No
Estimated NA New Build Entry-Level House Price	£528,029		**£150,866**	No	No	No
LQ/Entry-level House Price	£365,063	-	**£104,304**	No	No	No
LA New Build Median House Price	£348,750	-	**£99,643**	No	No	No
Average Market Rent	-	£17,088	**£56,960**	Marginal	No	No
Entry-level Market Rent	-	£10,032	**£33,440**	Yes	No	Yes
Affordable Home Ownership						
Discounted Market Sale (-20%)	£422,423	-	**£120,692**	No	No	No
First Homes (-30%)	£369,621	-	**£105,606**	No	No	No
First Homes (-40%)	£316,818	-	**£90,519**	No	No	No
First Homes (-50%)	£264,015	-	**£75,433**	No	No	No
Shared Ownership (50%)	£264,015	£7,334	**£99,879**	No	No	No
Shared Ownership (25%)	£132,007	£11,001	**£74,385**	No	No	No
Shared Ownership (10%)	£52,803	£13,201	**£59,089**	Marginal	No	No
Affordable Rented Housing						
Affordable Rent	-	£7,099	**£23,663**	Yes	No	Yes
Social Rent	-	£5,009	**£16,695**	Yes	Yes	Yes

Source: AECOM Calculations

Source: ED3

Policy BM 3 - Affordable Housing Tenure

A. The ratio of affordable housing for rent and purchase should be secured in accordance with Huntingdonshire Local Plan requirements, which currently seek approximately 70% of affordable homes to be provided as social or affordable rent. The remaining share should include no less than 30% affordable home ownership.

B. Within the affordable home ownership portion, proposals should prioritise products that are genuinely accessible to households on average and below-average local incomes (see Figure 11). The preferred tenures are:

- Shared Ownership, particularly at 10% equity shares where this can be demonstrated to be viable and deliverable. 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.
- Rent to Buy

C. First Homes or Discounted Market Sale products may also be acceptable where there is clear evidence that they are affordable to the intended target groups in Brington and Molesworth, particularly through delivery of smaller property types at substantial discounts.

Economic Development

5.19 The parish has a varied local economy. Agriculture and agricultural services reflect the rural nature of the parish, whilst the provision of small business units at Molesworth Business Estate and excellent road links support a small number of businesses ranging from professional and scientific to transportation. Sole traders and independent businesses also operate from some residential properties.

5.20 RAF Molesworth is a significant part of the parish economy and attracts in commuting from surrounding areas. The site has recently been awarded a £219 million contract for the construction of the new facility which will support US Visiting Forces. The two-storey facility, with supporting infrastructure and warehouse, is estimated to be completed in 2028. The 25,000 sqm building, in the centre of the former bomber airfield, would house 1,750 of the 2,000 staff, many of whom are currently employed in buildings considered to be no longer fit for purpose, including a Second World War hangar.

5.21 When local businesses were asked about where they expected to be in the next 5 years, 33% stated that they would look to expand their operations, 71% of whom would be looking to do so within the parish. Additionally, several economic opportunities were identified by residents and sole traders, such as improved broadband, a village shop, and a new village pub. Overall, this suggests that there is reasonable demand for a NP policy which promotes local business or important infrastructure or facilities which could facilitate and encourage business.

5.22 When residents were asked about their preferences regarding business activity in the area, the majority were in favour of encouraging more local jobs and local businesses, however the majority were against more starter units/business premises and tourism opportunities. Overall, this points to a need to promote the right type of business development, by optimising the use of existing business premises and ensuring development and activities align with the rural character of the area.

5.23 Policy LP 19 (Rural Economy) in the Huntingdonshire Local Plan acknowledges there are limited and specific opportunities for sustainable development related to maintaining a healthy rural economy. Given that the Parish does not accommodate any Established Employment Areas (see Policy LP 18), proposals for new business uses are only supported where (a) it involves the reuse of land in use or last used for business uses (class 'B') such as the Molesworth Industrial Area, or (b) it involves the reuse or replacement of existing buildings, provided it can meet specific development criteria as set out in Policy LP 33 Rural Buildings.

5.24 Additionally, Policy LP 19 supports the expansion of existing businesses within existing sites, and proposals for the expansion existing operational sites in the open countryside where a number of criteria are met which collectively ensure the development would be appropriate and makes efficient use of land. Accordingly, the NP seeks to add on local detail to Policy LP19's framework by identifying and promoting specific opportunities or requirements as part of any future development.

Policy BM 4 – Economic Development

A. Existing clusters of business activity at Molesworth Business Estate and Manor Farm (Figure 12 and Figure 13) are recognised as locally important employment areas. Proposals for the redevelopment, intensification, or change of use within these areas will be supported where they reinforce their function in providing local employment opportunities and comply with Policy LP19 and LP33, or any subsequent policy, where relevant.

B. Proposals for small-scale* business, commercial or service uses will be supported within the built-up areas of Brington and Molesworth (see Policy BM 1), particularly where they are designed to meet local needs and would not result in significant harm to the residential amenity of neighbouring properties.

C. Proposals which deliver multiple business units must include smaller units suitable for start-up or incubator businesses.

* Additional floorspace of less than 1,000 sq m or a site of less than 1 ha.

Figure 12. Molesworth Business Estate

Figure 13. Manor Farm

Source: Prepared under OS Licence AC0000853571

Delivering Good Design

5.25 Ensuring that proposals are well integrated, sympathetic to their setting, and responsive to local distinctiveness is a primary objective of this NP. Built development in Brington and Molesworth should help to conserve and enhance existing positive character features within the parish.

Photo 9: Some architectural examples from the area, new and old

5.26 Policy LP11 of the Huntingdonshire Local Plan sets out a framework for securing high-quality and context-sensitive design. It requires all development to respond positively to the character of its surroundings, taking into account scale, layout, materials, and landscape features. Proposals must protect and enhance features of architectural or historic interest, promote safe and legible environments, and avoid adverse impacts on residential amenity. LP11 also expects development to support sustainability and climate resilience through thoughtful design.

5.27 A Design Code has been prepared by AECOM on behalf of Brington and Molesworth Parish Council (ED5, summarised in Appendix 1). This was informed by community consultation and shaped through engagement with the NP Steering Group. Three core design themes emerged as central to the character and future development of the area: Rural Character, Healthy Design, and Sustainability. These themes now form the structure of the Design Code and underpin the design-related policies of the Plan.

5.28 Brington and Molesworth are defined by their compact settlement forms, generous landscaping, and open views into surrounding countryside. Narrow lanes, a range of traditional building materials, and distinctive boundary treatments contribute further to the villages' sense of place. The surrounding rural landscape reinforces this identity, with clearly defined settlement edges and open fields offering separation from neighbouring villages. These characteristics are consistently valued by the community: over 50% of survey respondents cited "village and country life" as their main reason for living in the parish, with open views, historic settings, and local distinctiveness among the most mentioned benefits (ED1).

5.29 The NP provides a summary table below setting out each code alongside its purpose. Policy BM 5 below requires applicants to demonstrate how their proposals reflect this guidance and respond meaningfully to the local built environment.

Policy BM 5 – Delivering Good Design

A. All residential development proposals must demonstrate how they have had regard to the Brington and Molesworth Design Codes (Appendix 1 and ED5), where relevant. All proposals should be supported by the Design Code Compliance Statement (DCCS), which can be downloaded from the neighbourhood plan webpage. Proposals should use the DCCS to show how the relevant design codes have informed the layout, scale, materials, and landscaping of the scheme, and how the design responds positively to the local character of the area.

The DCCS template can be downloaded from the dedicated webpage for the BMNP on the Huntington District Council Website.

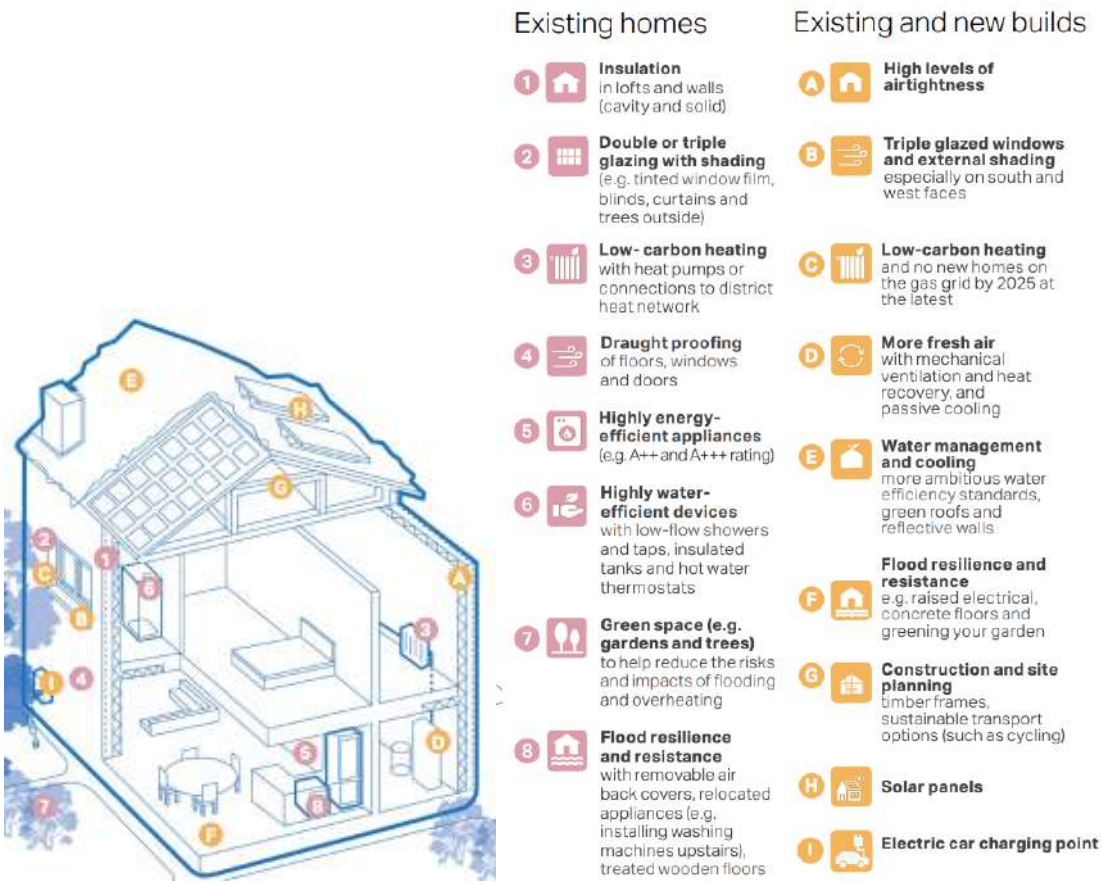
Climate Change

5.30 Mitigating the Impacts of Climate Change is an increasingly important consideration for development proposals. The UK Government has set a statutory target using the Climate Change Act 2008 for at least a 100% net-reduction of UK greenhouse gas emissions by 2050 (compared to 1990 levels). The UK's strategy for achieving net zero is set out in its report Net Zero Strategy: Build Back Greener, published in October 2021.

5.31 At the local level, Cambridgeshire Council's vision is to deliver net zero carbon emissions for Cambridgeshire by 2050 in partnership with all stakeholders, whilst Huntingdonshire District Council adopted a climate strategy in response to recognising the climate crisis in February 2022. The parish survey results indicate that residents feel strongly about caring for the environment and many are interested in investing in renewable technology (figure 14).

5.32 HDC adopted a Sustainable Design and Construction Technical Advice Note (TAN) in November 2025 which has been prepared to support the Council's Climate Strategy and Place Strategy, guiding individuals, developers, businesses, and communities on the pathway to Net Zero. It offers practical, topic-based guidance on key sustainable design and construction principles - such as energy efficiency, water management, materials, and biodiversity - for all scales of development. Applicants are encouraged to refer to this document in addition to policy BM 5 and BM 6.

Figure 14. Low-Carbon Opportunities for Dwellings



Source: AECOM Design Code (ED5)

Policy BM 6 - Addressing Climate Change

A. As appropriate, all development proposals are expected to contribute to the transition to a low-carbon, climate-resilient future. All proposals should demonstrate how they reduce greenhouse gas emissions, minimise environmental impact, and increase resilience to climate risks through design, layout, materials, and technology.

B. As appropriate, all new development shall to incorporate water efficiency measures such as low-flow fixtures, rainwater harvesting, or greywater recycling. Proposals are encouraged to meet a water efficiency standard of 90 litres per person per day. Major non-residential development must be accompanied by a water conservation strategy that demonstrates compliance with the BREEAM standard equivalent of 3 credits for water use, unless it is demonstrated that this is not practicable.

C. As appropriate, all new development proposals must make provision for the storage of recycling and composting containers.

D. Proposals for renewable and low carbon energy technologies, including those on domestic properties, will be supported in principle where they are appropriate to the building and also in terms of siting and design. The Parish Council particularly supports the retrofitting of older properties to improve energy performance provided that proposals are sensitively designed and do not harm the historic fabric of buildings or the character and appearance of conservation areas.

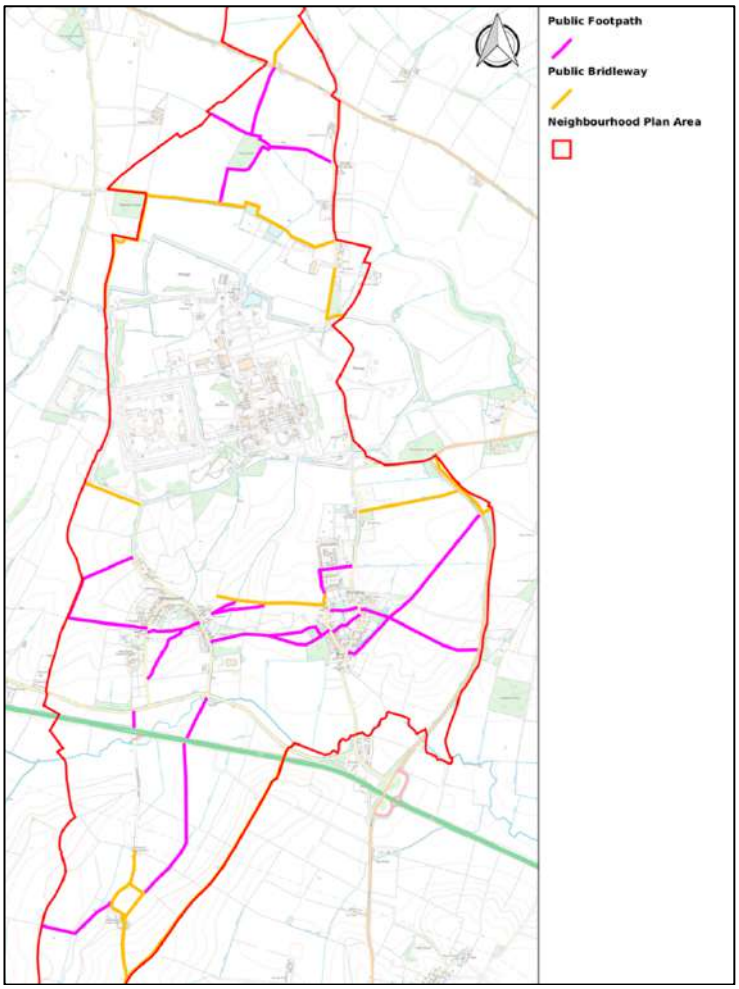
E. Community-scale renewable energy proposals and associated low carbon technologies will be supported provided they do not result in significant adverse impacts on landscape, heritage assets, residential amenity, or the highway network. Wind energy proposals will be considered in line with Local Plan Policy LP35 and national guidance.

F. Proposals that incorporate the reuse of existing resources and materials will be supported, including through the conversion or refurbishment of existing buildings.

Public Rights of Way

5.33 Brington and Molesworth Parish benefits from a good level of public rights of way provision (see Figure 15). A network of footpaths connects the two villages and extends into the surrounding countryside, providing links to neighbouring parishes such as Old Weston, Catworth, and Leighton Bromswold. While these routes often require a reasonable walking distance, they give residents and visitors the option to access the surrounding villages and wider rural landscape on foot.

Figure 15. Walking, Wheeling and Cycling Network



Prepared under OS Licence AC0000853571

5.34 Access to the countryside is a key part of the Parish's identity and is highly valued by the local community. The rural setting and open character of the area contribute significantly to residents' quality of life, sense of place, and

opportunities for informal recreation. Protecting and enhancing this network is therefore essential to maintaining the special character of the Parish.

Photo 10: Examples of Views from PRoWs within the Parish

5.35 Huntingdonshire Local Plan Policy LP16 sets out a strategic requirement for all new development to integrate with the existing movement network and

to improve accessibility and connectivity for all users. It also encourages development to enhance public rights of way and create new links.

5.36 The NP supports the principles set out in LP16 and builds on these by setting locally specific expectations for development. It seeks to ensure that new development in the Parish not only connects to the existing PROW network, but also respects their rural character, enhances its accessibility, and contributes to opportunities for recreation and wellbeing.

Policy BM 7 - Public Rights of Way

A. 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 15. Where appropriate, having regard to the scale, location and nature of the development, and viability, proposals are expected to:

   i) Connect to existing Public Rights of Way

   ii) Support the increased legibility and awareness of the Public Rights of Way network.

   iii) Retain and protect the rural character of PROWs, avoiding high fencing, urbanising features, or lighting that would harm their setting or tranquillity.

   iv) Incorporate natural surveillance, such as dual-aspect or outward-facing buildings, where development adjoins a PROW.

   v) Support opportunities for circular or recreational walking routes, particularly those linking the two villages or enhancing access to the countryside.

   vi) 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.

B. Proposals that would obstruct, sever, or detract from the usability of existing PROWs will not be supported unless an alternative of equal or greater quality is provided.

Traffic and Travel

5.37 Transport in Brington and Molesworth is influenced by limited public transport links and the predominance of car-based travel. While Huntingdon provides access to national rail services, there are currently no regular bus routes serving either village directly, with the nearest service over an hour's walk away. As a result, local journeys are almost entirely dependent on private vehicles. This reflects the challenges identified in the Cambridgeshire & Peterborough Combined Authority's Local Transport and Connectivity Plan, which recognises that rural areas such as Brington and Molesworth experience high levels of car dependency and are influenced by strategic routes such as the A14, and seeks to improve local sustainable transport options and connectivity.

5.38 This presents barriers for those without access to a car, including young people, older residents, and those with limited mobility. Safety concerns are widespread, especially relating to speeding, the lack of safe pedestrian and cycle routes, and the volume of HGV traffic that occasionally diverts through the villages due to wider road closures. These problems are especially acute around sensitive locations such as the school, where parents and residents have reported daily issues with safety and access.

Photo 11: Parking next to the Primary School along Brington Road

5.39 Recent initiatives led by the Parish Council, including speed limit reduction proposals and funding bids for traffic calming, reflect strong local concern

and a clear appetite for change. Community consultation has shown a desire to promote walking and cycling, especially for school-aged children, but current infrastructure does not make this a safe or attractive option. Improvements to the footpath network, safer junction layouts, and clearer pedestrian links between residential areas and community facilities are seen as essential.

5.40 The NP seeks to ensure that new development, where feasible, supports improvements to movement and accessibility. Development should contribute to a safer, more inclusive transport environment and help deliver a connected, walkable community that works better for residents of all ages and abilities.

Policy BM 8 - Traffic and Transport

A. Development proposals should, where feasible and appropriate, contribute to improved access and movement by:

   i) Providing or enhancing direct, safe, and convenient pedestrian or cycle connections between residential areas, the school and the community facilities identified in Policy BM 11;

   ii) Supporting enhancements to the layout, width, and surface quality of existing pavements to improve accessibility for all users, including children, older residents, and those with disabilities;

   iii) Providing off-street parking or drop-off facilities at or near the Primary School and Pre-School to reduce congestion and improve safety;

   iv) Facilitating integration with other sustainable transport modes, such as local bus or rail services, where appropriate to the scale and location of development.

B. Proposals that contribute positively to public bus services, active travel, road safety, or inclusive access to local services and facilities will be supported, particularly where they are proportionate to the scale of development and designed in consultation with the local community or relevant infrastructure providers.

Natural Environment

5.41 The Neighbourhood Area contains substantial areas of land which supports wildlife. Brington and Molesworth is rich in biodiversity with diverse wildlife habitats and connectivity via hedgerows to the wider ecological network.

5.42 Within the Neighbourhood Area, there are no statutory ecological sites, such as Sites of Special Scientific Interest (SSSI). However, Bridleway 28 (1.48 ha) and Dog's Teeth Field (4.83 ha) both to the southern boundary of RAF Molesworth are identified as Cambridgeshire Wildlife Sites. These sites are not statutorily defined but provide important habitats to sustain a wealth of biodiversity and are recognised in Local Plan Policy LP30.

Photo 12: Parish Wildlife

5.43 Natural Cambridgeshire published a Local Nature Recovery Strategy (LNRS) for Cambridgeshire in December 2025. The LNRS sets out spatial priorities for protecting, restoring, and enhancing habitats and ecological networks, identifying opportunity areas where coordinated action will deliver the greatest environmental benefit. It is supported by the Huntingdonshire Nature Recovery Network (2024), which provides an evidence base that identifies priority landscapes and opportunities for habitat creation and restoration, to guide biodiversity enhancement.

5.44 The intent of this plan is to support the delivery of the Cambridgeshire and Peterborough Local Nature Recovery Strategy by ensuring that development contributes to the creation, restoration, and connection of habitats across the parish. Policy BM 9 seeks to ensure that proposals respond positively to identified nature recovery priorities, strengthen ecological networks, and incorporate biodiversity enhancements that reflect the local context and contribute to the wider nature recovery effort.

5.45 Green Infrastructure can be defined as a network of natural and semi-natural spaces, such as parks, woodlands, rivers, wetlands, and Sustainable Drainage Systems (SuDS), and should provide a range of environmental, ecological, and social benefits, including biodiversity enhancement, climate resilience, and promoting health and wellbeing.

Photo 13: Local Green Space south of Manor Farm

Policy BM 9 – Biodiversity and Nature Recovery

A. Development proposals within, on land adjoining or on land immediately adjacent to areas identified as Nature Recovery Opportunity Areas (as defined by the latest Local Nature Recovery Strategy for Cambridgeshire and Peterborough), or designated river corridor priority areas within the Huntingdonshire Nature Recovery Network Report (2024), must demonstrate how the proposal contributes to the delivery of strategic nature recovery objectives. This may include on-site habitat creation or enhancement, restoration of priority habitats, or interventions that support the strengthening of identified ecological corridors. Proposals will be expected to reflect the guidance set out in the Cambridgeshire and Peterborough Nature Recovery Strategy, and applicants should engage with relevant datasets, mapping tools, or ecological advice to demonstrate how local habitats will be protected, connected, or enhanced.

B. Major development proposals should incorporate wildlife corridors or green infrastructure features that enable species movement across the site and connect to existing habitats or networks.

C. All proposals should retain and protect existing hedgerows, mature trees, and other linear or connective habitats wherever possible. Where loss is unavoidable, mitigation planting using appropriate native species will be required.

D. Development in or adjacent to residential areas should support urban biodiversity by incorporating measures such as, but not limited to, integrated bird and bat boxes, hedgehog highways, native planting schemes, and lighting strategies that avoid disturbance to nocturnal wildlife.

Flood Risk and Drainage

5.46 Although Brington and Molesworth Villages are not located within Flood Zones 2 or 3 (and are therefore not considered at high risk of fluvial flooding), both villages have experienced recurring surface water flooding events. These incidents are documented in Appendix 2, and include flooding of listed buildings and public highways.

Photo 14: Deep Water Sign along Molesworth PRoW, Millenium Field

5.47 The primary cause of flooding in the parish is surface water runoff resulting from heavy rainfall events. This is exacerbated by the clay soil conditions, which become saturated in winter and make conventional soakaway drainage systems ineffective. In Brington, the natural slope of the village and recent development have contributed to faster runoff and pooling, while in Molesworth, surface water discharge from RAF Molesworth remains a concern despite mitigation measures planned as part of redevelopment. Photo evidence of such events are documented in Appendix 2.

5.48 The Huntingdonshire Local Plan already includes a comprehensive policy framework for managing flood risk and drainage, particularly through Policy LP5: Flood Risk, which aligns with national planning policy. LP5 requires

development to avoid areas of highest flood risk wherever possible and to be supported by site-specific flood risk assessments where appropriate, including for surface water flooding. Furthermore, Policy LP15: Surface Water must also be complied with. Additional technical guidance is provided through the Cambridgeshire Flood and Water SPD, which covers sustainable drainage system (SuDS) design, soil infiltration testing, and climate change allowances and aims to minimise The Cambridgeshire Flood and Water Supplementary Planning Guidance (SPD) is adopted by Huntingdonshire District Council and promotes the use of SuDS to mimic natural drainage within new developments. It should be noted that the Huntingdonshire Local Plan Review will include updated policies related to flood risk and drainage.

5.49 The NP seeks to support this framework by highlighting specific localised flooding events on land not recognised as having flood risk. All development proposals should have regard to the locally recorded evidence in Appendix 2 when preparing Flood Risk Assessments or drainage strategies to ensure that new development does not exacerbate existing problems and, where feasible, contributes to improved surface water management and resilience.

5.50 Additionally, Policy BM 10 seeks to promote a standard for new SuDS which ensures that their potential for multi-reaching benefits is achieved. As set out in Planning Practice Guidance (Flood Risk and Coastal Change, Paragraph 055), effective SuDS should deliver improvements across water quantity, water quality, biodiversity, and amenity. This means they not only reduce flood risk, but can also enhance water quality, support habitat creation, and contribute to attractive, usable green spaces within development.

Policy BM 10 - Flood Risk and Drainage

A. All Flood Risk Assessments, Technical Notes and Drainage Strategies must (where relevant) have regard to the flooding evidence set out in Appendix 2, and incorporate appropriate mitigation measures to ensure that this is not increased on- or off-site.

B. Surface water drainage strategies should:

   i) Avoid discharge or risk of discharge to the foul-only sewer systems serving the villages;

   ii) Avoid the use of soakaways where heavy clay soils are likely to render them ineffective;

   iii) Prioritise the use of alternative natural drainage methods such as swales, ponds, and wetlands unless demonstrated to be technically unviable.

   iv) Where a site is served by or adjacent to an existing ditch or watercourse, ensure they are retained, function effectively, and are not culverted or obstructed. Opportunities should be taken to improve their condition and flow capacity where feasible.

Community Facilities

5.51 Preserving community facilities is particularly important in Brington and Molesworth, given existing access to services is limited. Community consultation, consisting of resident and youth surveys, confirmed that a range of local facilities are regularly used and appreciated. Residents consistently expressed support for the provision of new essential services, such as a shop or post office, either through permanent or mobile facilities.

5.52 In terms of play and recreation, engagement with parents and children under 13 identified that there are some gaps in provision. While facilities like the Millennium Field and MUGA are well-used by younger residents in Molesworth, there is no formal children's play area in the village. In Brington, the existing play area is small, and there is no accessible grassed area for informal sports. The community has expressed support for enhancements or new provision to meet these needs.

5.53 Events and groups such as the Molesworth Pop-Up Pub, Quiz Nights, Crafters and Knit & Natter groups, Parents and Toddlers, and seasonal events are well supported, and survey data indicates that 81% of respondents would support the creation of a new village hall or community space in Brington to accommodate more events, meetings, and wider activities.

5.54 Other enhancements identified include improved recreational equipment, access to healthcare services, and provision for older children and teenagers. It is recognised that delivery of new facilities will depend primarily on community-led initiatives and external funding, such as grants or charitable support, given the limited scale of development in the parish and therefore limited developer contributions. It is important to ensure that planning policy enables rather than obstructs such initiatives.

5.55 Policy LP 22 of the Huntingdonshire Local Plan provides a strategic framework for safeguarding local services and community facilities, supporting their retention and enabling new provision where appropriately located and scaled. It sets out criteria to manage proposals involving the loss of such facilities, including tests of viability and accessibility. Policy BM 10 of this NP complements and reinforces LP 22 by identifying the specific community facilities within Brington and Molesworth that are valued by residents and warrant protection. It provides locally tailored criteria for

assessing loss, including marketing and demand evidence, and expresses strong support for new or enhanced provision where it meets evidenced local need.

5.56 It is important to note that the list of community facilities in this section is distinct from those identified as Local Green Spaces in Policy BM 11. While both sets of assets are valued, LGS designations offer a higher level of long-term protection and are therefore not included in Policy BM 10.

5.57 Whilst the following policy is a list of the community facilities currently available at the time of writing, this list should not be treated as exhaustive, and others may be appropriate for consideration under Policy LP 22 in future.

Policy BM 11 - Community Facilities

A. The following should be included as community facilities for the purposes of Policy LP 22:

<u>Molesworth (Figure 16):</u>

1. Village Hall
2. All-weather pitch (Multi-use games area)
3. St Peters Church

<u>South Brington (Figure 17):</u>

4. All Saints Church
5. Brington Church of England Primary School
6. Brington Pre-School

<u>The Green/Hill Place (Figure 17):</u>

7. Small public children's play area
8. Hard surfaced sports pitch

B. Proposals for new or enhanced community facilities will be supported where there is an evidenced need and it is of an appropriate scale, within or on land immediately adjoining the built-up area (See Policy BM 1).

Figure 16. Molesworth Community Facilities

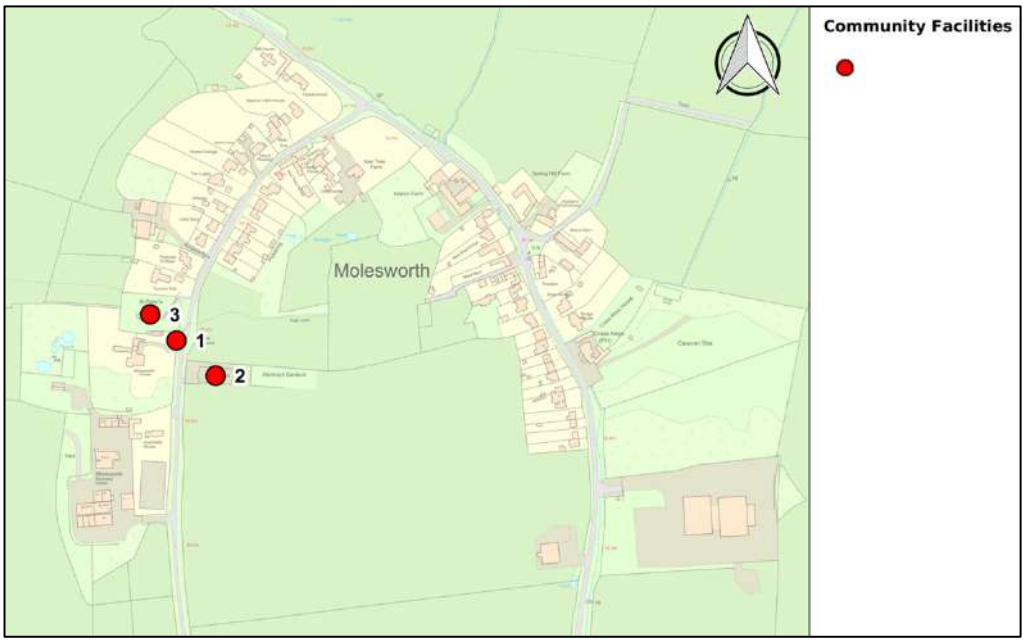


Figure 17. Brington Community Facilities

Prepared under OS Licence AC0000853571

Local Green Spaces

5.58 This policy relies on paragraphs 106-108 of the National Planning Policy Framework (2024):

> NPPF (2024) Paragraph 106 states:
>
> *"The designation of land as Local Green Space through local and NPs allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period."*
>
> Paragraph 107 states:
>
> *"The Local Green Space designation should only be used where the green space is:*
>
> *a) in reasonably close proximity to the community it serves;*
>
> *b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
>
> *c) local in character and is not an extensive tract of land.*
>
> Paragraph 108 states:
>
> *"Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework."*

5.59 There are very few green spaces that provide opportunities for informal and formal recreation. The intent of this policy is to ensure that these vitally important spaces are protected for future generations.

Policy BM 12 - Local Green Spaces

A. The spaces listed below (Spaces i) to vi)) and identified in Appendix 3 are designated Local Green Space in Brington and Molesworth Parish. Development proposals on these sites will not be supported unless they are consistent with national policy for Green Belts and where it would support their reason for designation:

i) Village Green, Molesworth

ii) Millenium Field, Molesworth

iii) Village Green, Brington

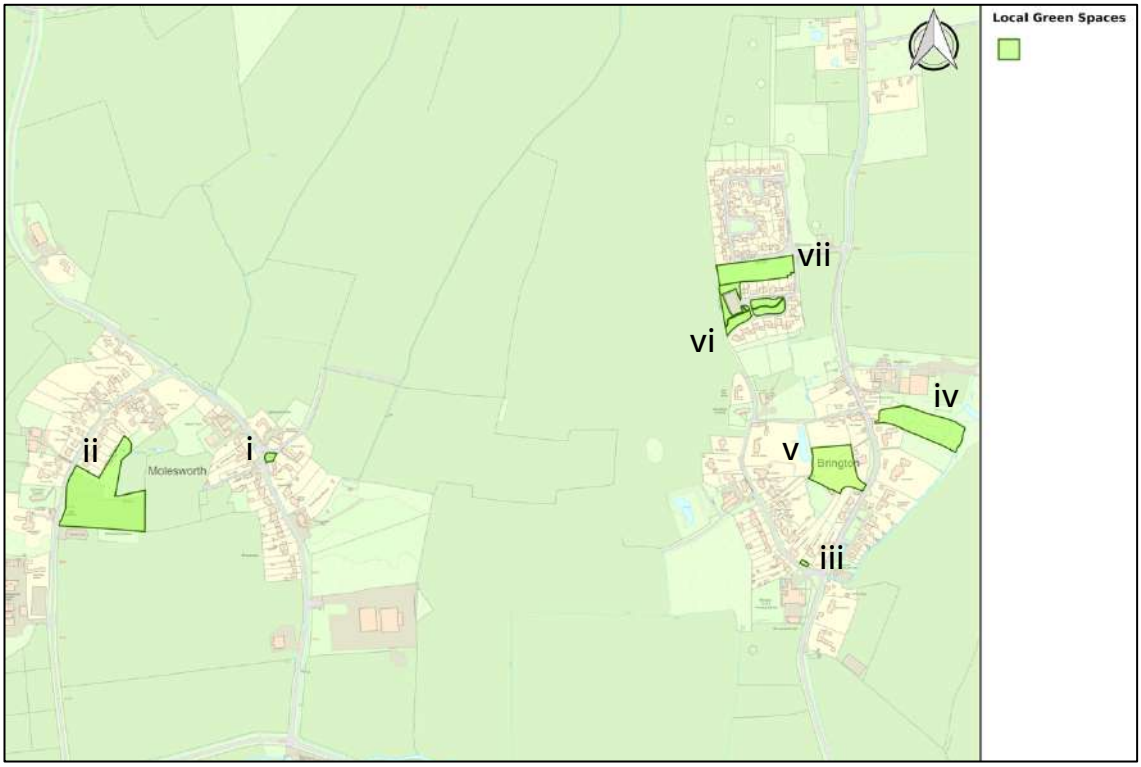
iv) The Orchard, Brington

v) Nature Area, Brington

vi) The Green, Brington

vii) Hill Place Open Space

Figure 18. Local Green Spaces



Prepared under OS Licence AC0000853571

5.60 There are other green spaces that are vital community assets. These provide a important benefits for townscape, amenity and wildlife. However, they do not comply with the Local Green Space test. Local Plan Policy LP 32 sets out a policy that protects open space of public value subject to a series of safeguarding conditions. The intent of this policy is also to identify those open spaces which should be protected by this district wide policy.

BM 13 – Green Amenity Areas

A. The Green Amenity Areas listed below (Areas i) to vi)) and identified in Appendix 4 shall retain their green and open character and will remain free of hard surfacing, except for the purposes of pedestrian access where this is appropriate.

i) North Molesworth Verges

ii) Verges around Molesworth Village Green

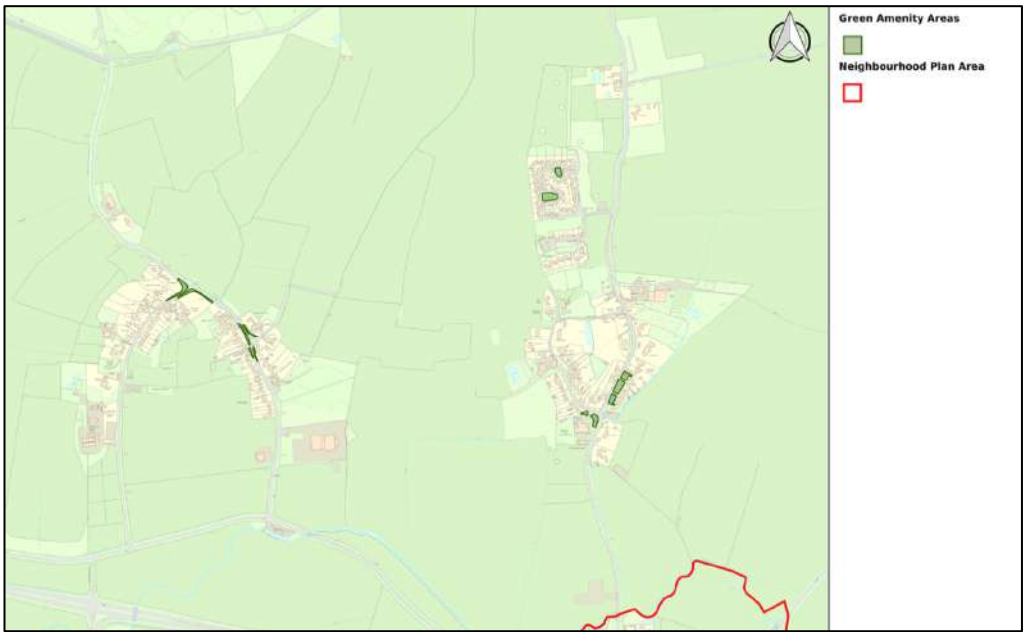
iii) Hill Place POS 1

iv) Hill Place POS 2

v) Brington High St, Housing Development

vi) Brington School Verges

Figure 19. Green Amenity Areas



Prepared under OS Licence AC0000853571

6. Monitoring and Implementation

Monitoring the policies

6.1 Huntingdonshire District Council will monitor planning applications and decisions against the policies in this Neighbourhood Plan.

6.2 The Parish Council will use relevant planning policies in its response to planning applications and will raise any issues with Huntingdonshire District Council where policies are not being applied.

6.3 Local groups and residents are encouraged to feed back to the Parish Council if they feel the Plan's policies are not being followed.

6.4 If data supporting planning policies are found to be out of date, through the assessment of development proposals or otherwise, then the parish council will prepare updated supporting information where possible to ensure that development plan polices are not out of date.

Indicators of progress

- Number and type of planning applications granted or refused in line with the policies.
- Delivery of new homes and employment uses that meet the specific needs of the Neighbourhood Area.
- Protection and enhancement of local facilities, green spaces as set out in the Plan.
- Increased ecological baseline achieved through a range of developer and non-developer funded initiatives.

Appendix 1. Design Codes

How to use these codes
This appendix contains key information from the Design Code prepared by AECOM in January 2025. The full design code is available to download from the Neighbourhood Plan Webpage. Three overarching themes are used to structure the design codes – Rural Character, Healthy Design, and Sustainability. Under each theme, individual codes address specific design considerations relevant to the parish. The design codes apply across the entire Neighbourhood Area, including allocated sites, infill development, and windfall proposals. While the primary focus is on residential development and householder planning applications, relevant codes may also apply to other development depending on the nature and scale of the proposal. All planning applications should be supported by a Design Code Compliance Statement (DCCS), which demonstrates how the proposal has had regard to, and accords with, or is not relevant to, the design codes. The DCCS is available to download from the Neighbourhood Plan webpage. Where it is not possible to comply with all relevant design codes, proposals should demonstrate how they have achieved a balanced and integrated design response. In such cases, particular weight should be given to conserving rural character, responding to landscape and topography, and protecting important views and historic character. Any departure from individual design codes should be clearly justified within the Design Code Compliance Statement.

Rural Character

A1 Access to the countryside

Maintaining good access to the surrounding countryside is very important for physical and mental health.

- Within built-up areas, footways created as part of new development should be well lit and overlooked by buildings to ensure passive, natural surveillance. New development should avoid having rear boundaries or blank side gables facing directly onto new and existing footpaths and cycleways. Developments connecting to the PRoW network should support opportunities to increase knowledge and legibility of routes into the countryside through appropriate signage.
- Outside built-up areas, new and existing footpaths should be unpaved, contributing to the tranquil and rural character of the area. A made surface such as gravel may be appropriate to improve access for people with varying physical mobility and during poorer weather conditions. Where new footpaths are not in immediate proximity to development, opportunities should be explored for these to be lined with hedgerows along the edges to support visual screening and wildlife mobility.

A2 Countryside views and vistas

To respect the rural character of the Neighbourhood Area, new development must:

- Consider how the spacing and layout of buildings will affect key views, particularly long-range vistas across the landscape toward modest buildings set within informal tree-lined boundaries.
- Respond to the natural shape of the land, using changes in ground level to help integrate buildings into the landscape rather than placing them in visually prominent or elevated positions.
- Recognise key views of landmarks and landscapes which must then be maintained and incorporated as development features to safeguard settlement's distinctive identity.

- Ensure building heights and massing retains existing key long distance views.

A3 Tree planting and green infrastructure

Where possible, development should:

- Retain existing trees and hedges and incorporate them into new landscape design. Proposals must demonstrate how existing trees and hedges have been considered at the earliest design stage.
- Ensure that any trees lost due to development (such as due to poor condition) are replaced with at least one new tree. New trees must be extra heavy standard as a minimum.
- Plant new trees ideally within hedgerows to reflect the local landscape character, or as individual specimen trees positioned separately to serve as focal points within a space.
- Provide setbacks that allow for front gardens or else a small area to provide a planted buffer zone between the private space and public space.
- Provide new trees to strengthen vistas, focal points and wildlife movement corridors, while retaining clear visibility into and out of amenity spaces. This should, however, not block key view corridors and vehicular circulation sight lines.
- Where new trees are integrated, they should be integrated within new development from the outset rather than left as an afterthought, in turn avoiding conflicts with above- and below-ground utilities.

A4 Landscape setting and the settlement edge

Both villages are surrounded by well-preserved natural spaces, including farmland and agricultural land that define their rural character. This verdant setting is key to local identity and should be protected and reflected in the design of new development.

- Roads should be well vegetated with grass verges to preserve the green nature of the villages.

- Abrupt edges with minimal vegetation or open landscaping at the development's perimeter should be avoided. Instead, new developments should incorporate dense vegetation to create a seamless transition from urban areas to the rural landscape. Most of the existing built environment within all four villages upholds and maintains this feature, as numerous properties have generously sized rear gardens surrounded by sizable trees and abundant vegetation.

- While vegetation should be retained and enhanced, important views along the settlement edges must also be considered and preserved as part of the design process.

- Any new vegetation should be native, suitable for the environment in which it is placed and in keeping with surrounding vegetation to maintain fluidity throughout the Neighbourhood

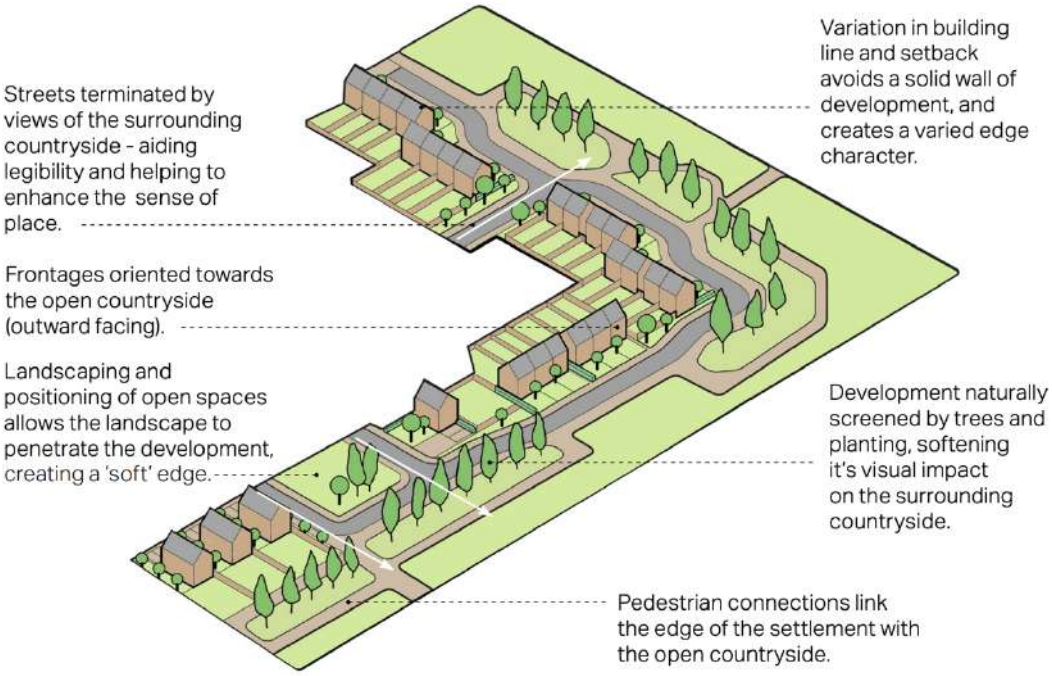
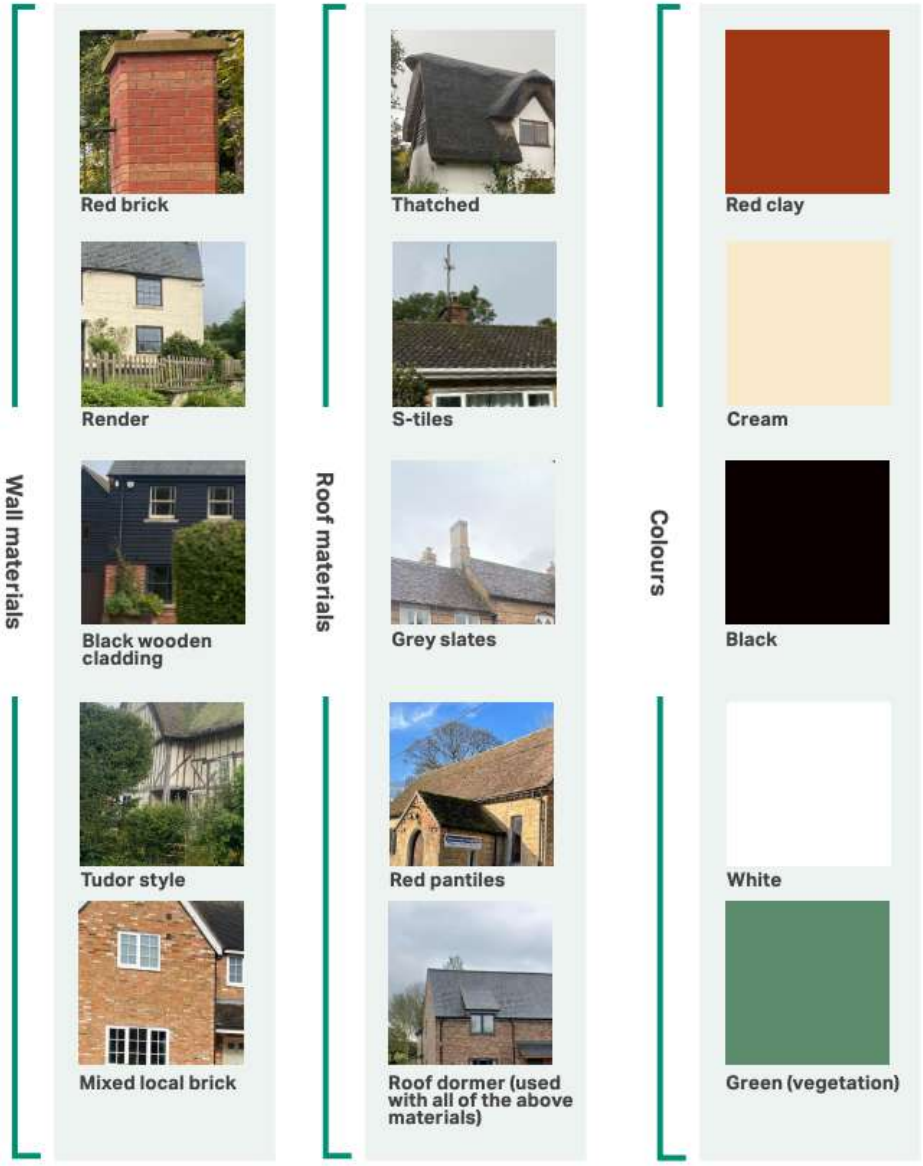


Figure 24: Indicative edge lane development model example (built form facing surrounding landscape), including trees and hedgerows that soften views to development.

A5 Architectural details and materials

Guiding principles for development to respond to the local character include to:

- Demonstrate that the material palette reflects the local character of the Neighbourhood Area.
- Use building materials and colours that work well with the colour tones of the surrounding countryside.
- The use of red brick, render, black wooden cladding and real slates should be encouraged as this is in keeping with many of the traditional and pre-existing buildings in Molesworth and Brington.
- Any new development should acknowledge, respect and enhance these features in their design and execution.

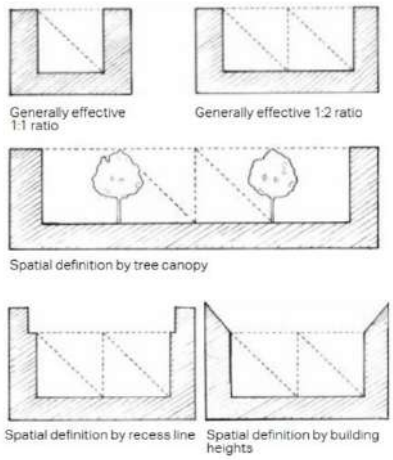


Healthy Design

B1 Enclosure

Focal points and the public realm in new developments should be designed in good proportions and delineated with clarity. Clearly defined spaces help in achieving a cohesive and attractive built form. They also create an appropriate sense enclosure. Enclosure describes the relationship between a given space and the vertical boundary elements, whether that be building façades or vegetation. The enclosure level of new developments should reflect that of their surrounding built environment. The following principles serve as a general guide that should be considered for achieving a proportioned sense of enclosure:

- When designing building setbacks, there must be an appropriate ratio between the width of the street and the building height.
- Trees, hedges, and other landscaping features can help create a more enclosed streetscape in addition to providing shading and protection from heat, wind, and rain.
- In the case of terraced and adjoining buildings, a variety of plot widths, building heights, and façade depths should be considered during the design process to create an attractive streetscape and break the monotony.
- Walls, landscaping and paving could achieve visual continuity and well-defined open spaces to link buildings together and define public and private spaces.



B2 Traffic Calming Initiatives

To help achieve a desired, safer and calmer speed of 20mph or lower, designing for lower speeds must be integral to the design of the road space. Proponents should prioritise the incorporation of appropriate horizontal design measures including:

- Road alignment;
- Shared surfaces;
- Staggered junctions;
- Reducing carriageway widths;
- Incorporating non-typical highway uses - e.g. planting, sculpture etc. which must be considered for any highways scheme.
- Vertical design measures including speed bumps must be a last resort.

Figure 30: A sketch showing a road with on-street parking and chicanes. New development should consider integrating traffic calming measures such as these to help reduce traffic speeds without the need for speed bumps.

Figure 31: A sketch highlighting pedestrian crossings and on street trees - inclusion of these features can also help to reduce traffic speeds.

B3	Space to Rest It is important that the design of streets and spaces encourage those of all physical abilities to use them. The addition of frequent seating in comfortable and safe locations is one way to support this. ▪ Resting points should be located in areas of natural surveillance, overlooked by primary frontages to improve feelings of safety. ▪ Resting points should include a level of shelter if possible - for example, being located under a tree or within a bus stop. ▪ Resting points should include some form of seating, with at least 50% including arm rests and back rests to aid accessibility. ▪ At least 1sqm of level hard standing should be provided adjacent to seating areas to allow space for a wheelchair.
B4	Plot Layout Throughout the Neighbourhood Area the plots are defined by building setbacks, varying in depth. The buildings themselves are typically generous in size and tend to have large private gardens with off-street parking. These features, along with the grass verges and street trees contribute to the rural village character of the area. ▪ Buildings should ordinarily front onto streets. The building line can have subtle variations in the form of recesses and protrusions, but will generally follow a consistent line. ▪ Buildings should reflect the setback of surrounding buildings also leaving space for grass verges. ▪ On-plot car parking is preferable due to the narrow nature of the streets in Brington and Molesworth. ▪ On-plot parking should be located to the side of the building where possible to preserve the frontage.

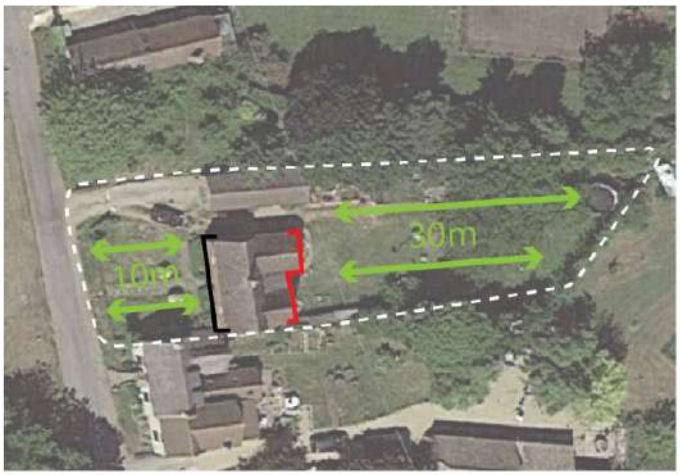


Figure 33: Aerial image of a property in Molesworth which shows what a general plot arrangement looks like in the parish.

B5 Feelings of safety and surveillance

Passive surveillance is one method of improving safety along streets, protecting residents and creating improved levels of personal comfort.

- 90% of buildings should have a primary frontage which faces the street to encourage overlooking and passive surveillance.
- Where setbacks are less than 12m, boundaries should generally be less than 1m in height. These should comprise natural boundary treatments in accordance with Code B6. Exceptions include where setbacks are larger than 12m, where boundary treatments are used to enhance enclosure, or where boundary treatments help to intermittently screen front-of-plot parking from view.

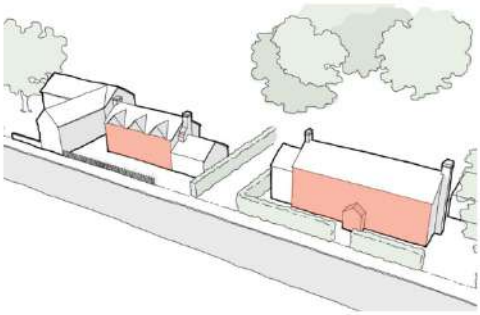
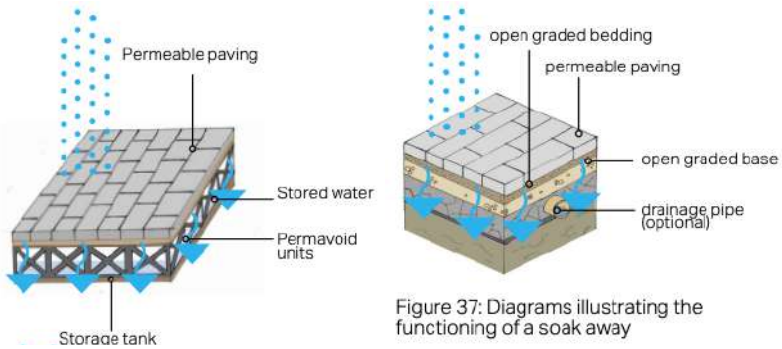


Figure 35: Sketch showing buildings with main facades which face the street.

B6 Boundary treatments

- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. They should be mainly continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in the parish.
- Locally distinctive landscape features and planting, such as low wall boundary and hedges of native species should be used in new development to define boundaries. Any material that is not in keeping with the local character should be avoided.
- If placed on the property boundary, waste storage should be integrated as part of the overall landscaping and design of the property.

Figure 34: Example of vegetation integrated into the boundary of a historic plot in the parish, creating a rural villagey identity.

Sustainability	
C1	Permeable paving It is recommended that the majority of the unbuilt areas in the plot (i.e. gardens) are permeable by means of landscape such as grass or earth as well as permeable and filtrating pavements. As a rule of thumb the % permeable area should be between 30% to 70% of the unbuilt areas. Permeable pavement must also comply with regulations, standards, and guidelines relevant to permeable paving and sustainable drainage: ▪ Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems; ▪ The SuDS Manual (C753); ▪ BS 8582:2013 Code of practice for surface water management for development sites to ensure that surface water is properly managed; ▪ BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers; ▪ Guidance on the Permeable Surfacing of Front Gardens.  Figure 37: Diagrams illustrating the functioning of a soak away
C2	In the design of SuDS (Sustainable Drainage Systems), developments should: ▪ Manage surface water as close to where it originates as possible; ▪ Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network;

	▪ Improve water quality by filtering pollutants to help avoid environmental contamination; ▪ Integrate into development and improve amenity through early consideration in the development process and good design practices; ▪ SuDS are often also important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream; ▪ Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water, whilst increasing the biodiversity value of the area; ▪ Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water; and ▪ SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.
C3	<u>Water and slow release</u> Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation. However, other solutions can also include underground tanks or alternatively overground gravity fed rainwater systems that can have multiple application areas like toilets, washing, irrigation. In general, some design guidelines to well integrate water storage systems are: ▪ Consider any solution prior to design to appropriately integrate them into the vision; ▪ Conceal tanks by cladding them in complementary materials; ▪ Use attractive materials or finishing for pipes; and ▪ Combine landscape/planters with water capture systems.

- Downpipes of buildings should be resilient and fitted in a location that maximises slow release.

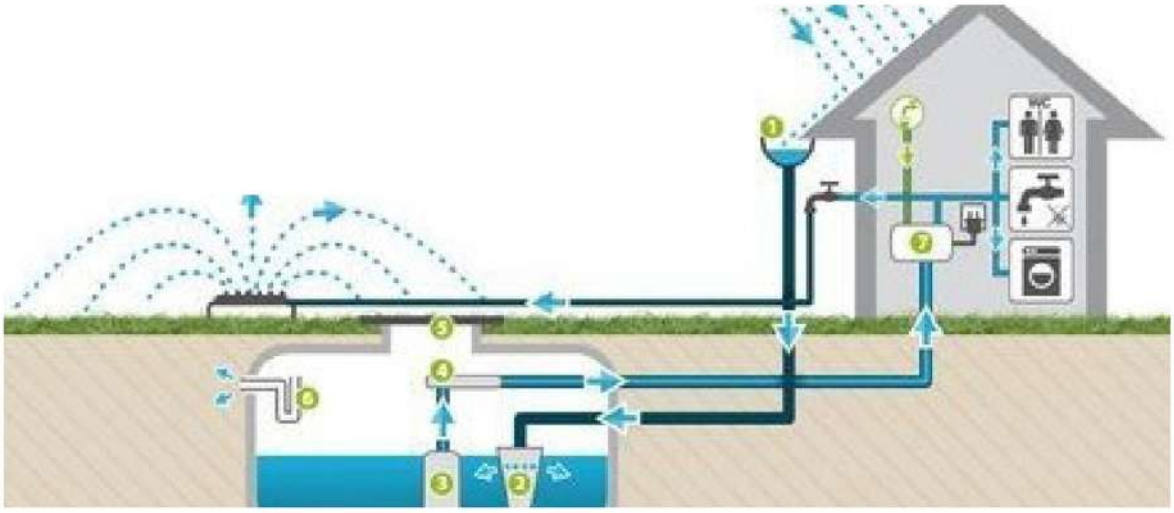


Figure 39: Diagram illustrating rainwater harvesting systems that could be integrated into open space and residential developments.

C4 <u>Eco friendly features for dwellings</u>

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. · Thermal mass should be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler.

Thermal storage in construction elements could be provided, such as a wall placed in front of a south facing window or concrete floor slabs that will absorb solar radiation and then slowly re-release it into the enclosed space.

Vegetation strategies could be considered in the form of green roofs of wall climbing plants to provide a further level of insulation while also removing carbon from the atmosphere.

Figure 42: Diagram showing low-carbon homes in both existing and new build conditions.

Existing homes

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low- carbon heating** with heat pumps or connections to district heat network
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly water-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Existing and new builds

A. **High levels of airtightness**
B. **Triple glazed windows and external shading** especially on south and west faces
C. **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
D. **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
E. **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
F. **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
G. **Construction and site planning** timber frames, sustainable transport options (such as cycling)
H. **Solar panels**
I. **Electric car charging point**

C5 <u>Solar panels</u>

Solar panels over a rooftop can have a positive environmental impact, however their design and installation should be handled sensitively, particularly within conservation areas. Preserving the character of the villages should be a priority. Some solutions of sensitive implementation of solar roof panels are suggested as follows:

On new builds

- Design solar panel features from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates.
- Use the solar panels as a material in their own right.

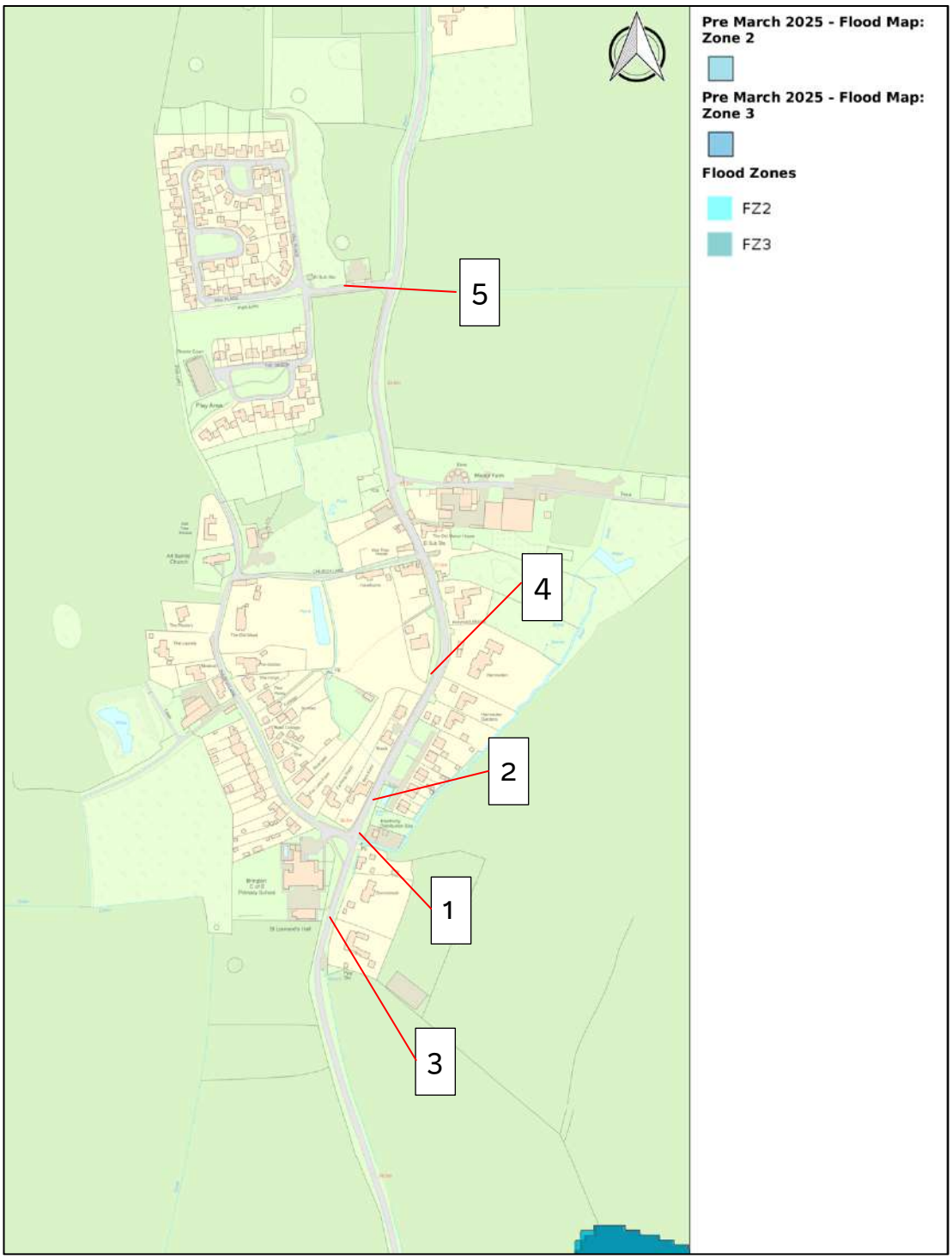
On retrofits

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels.
- Consider introducing other tile or slate colours to create a composition with the solar panel materials.
- Conversely, aim to introduce contrast and boldness with proportion. There has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.
- Carefully consider the location of solar panels on buildings within the villages. It might be appropriate to introduce solar panels to areas of the building that are more concealed in order to preserve the character and appearance of the conservation area in Molesworth.
- Solar panels can be added to listed buildings, but they need to be carefully sited and Listed Building consent will be required.

Appendix 2. Flooding Events

Brington

https://bringtonmolesworth-pc.gov.uk/brington-and-molesworth-flood-action-group/



1. Electric Substation, Brington
10 March 2023
2 January 2024

2 January 2024

2. Bus Stop, Brington

2 January 2024

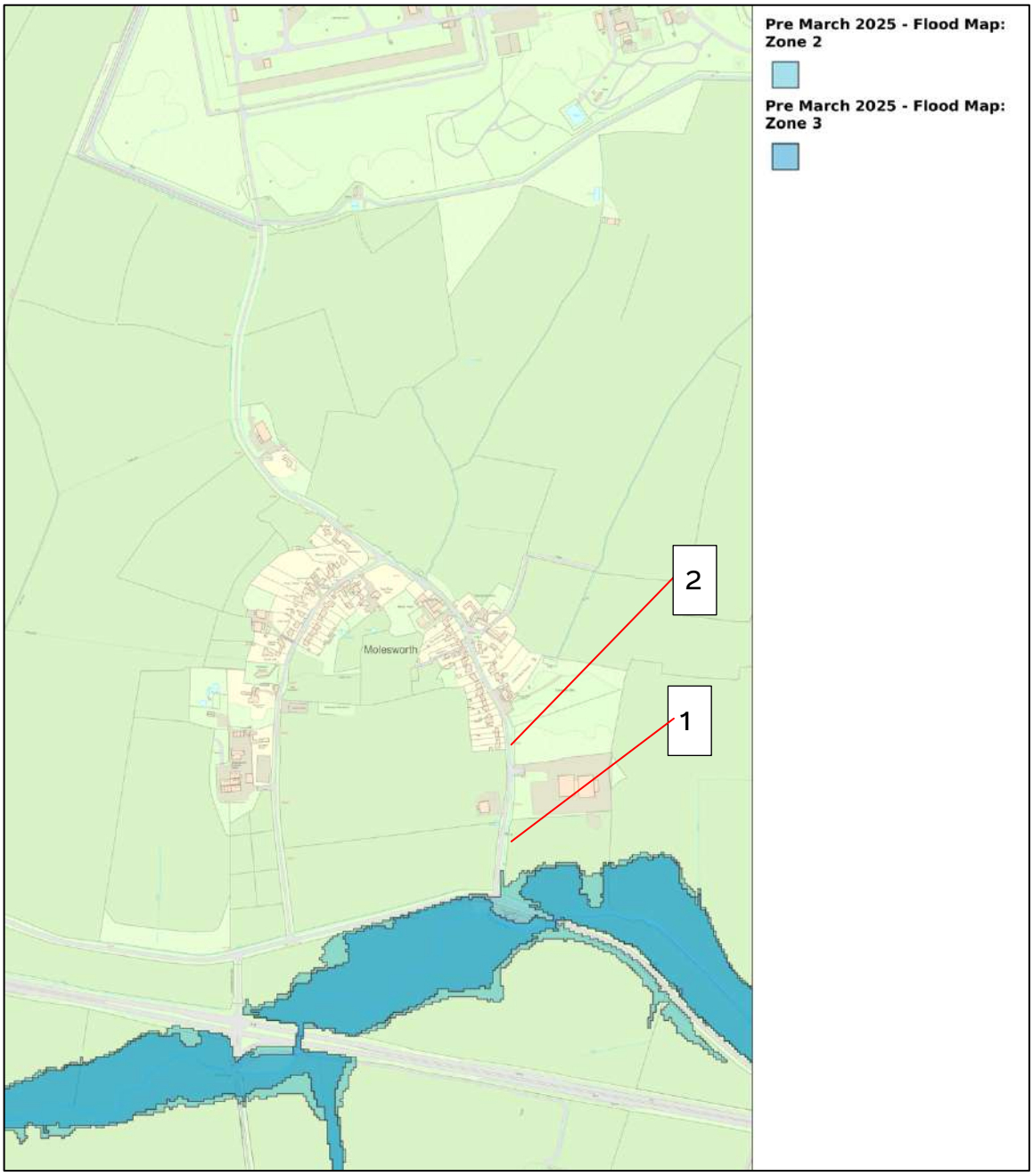
3. High Street (South)
2 January 2024
4. High Street (South)
2 January 2024

4. High Street (South) (continued)

5. Hill Place

2 January 2024

Molesworth


Pre March 2025 - Flood Map: Zone 2
Pre March 2025 - Flood Map: Zone 3
Molesworth
2
1

1. East Molesworth Rd

20 October 2023

2. Entrance to Brookside Employment Site and Molesworth

20 October 2023

January 2024
https://bringtonmolesworth-pc.gov.uk/wp-content/uploads/2024/01/240102_142138_684_FL.mp4

February 2026

Appendix 3. Local Green Spaces

Site Name	***Millenium Field***
Plan Site Reference	
Site Address	land on the east side of Church Road, Molesworth, PE28 0QF
Grid Location	*TL 07118 75792*
Site Area (ha)	1.33
Site Ownership	Brington and Molesworth PC
Site Attributes and Use	
Description of Use	*Recreational field. Used for sport, play, dog walking and general recreation. Also supports wildlife including a large bug house.*
Description of public access to the site	*Open to the public. PRoW connects into site. Accessible from Molesworth Rd.*

Does the site have any special features such as trees, wildlife, landscape, heritage etc?	*Open field which provides great opportunities for a range of activities. Includes a wooded area to the north which hosts a range of wildlife and a pond.*
Is the site formally designated for any special features? Eg Site of Special Scientific Interest, Local Wildlife Site, Local Nature Reserve, designated public open space, designated playing field, key walking and cycling route, designated heritage asset, local heritage asset, green belt, landscape designation, important trees and woodland etc	*Part of Molesworth Conservation Area.*
Development potential and development pressure	
Is the site the subject of planning applications for development?	*No (23/06/2025)*
Is the site allocated or safeguarded for development or proposed for allocation?	*No*
Landowner Consultation	*Regulation 14 Consultation*
Assessment of site potential against NPPF Criteria:	
in reasonably close proximity to the community it serves	*Yes, within 5 minutes of Molesworth and 15 minutes from Brington via PRoW.*
demonstrably special to a local community and holds a particular local significance, for	*It is the main recreational field in Molesworth and serves as a place for community gatherings, play, and dog walking. There is no*

example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	*other large public open space in the village. There is also rich wildlife in the wooded area and pond to the north.*
local in character and is not an extensive tract of land	*Yes, the site is small and compact within the village.*
Summary of Designation	*To protect Molesworth's main public recreation and community space, together with the wildlife value of its wooded area and pond.*

Site Name	***Molesworth Village Green***
Plan Site Reference	
Site Address	Manor Farm, Molesworth, Huntingdon (PE28 0QF)
Grid Location	*TL 07430 75883*
Site Area (ha)	*0.025ha*
Site Ownership	*Private freehold*
Site Attributes and Use	
Description of Use	*Small green area which supports village post box, village sign, PRoW signage, public notice board, telephone box (public library and defibrillator). Important for local amenity and a sense of a historical village nucleus.*
Description of public access to the site	*Public via main road.*
Does the site have any special features such as trees, wildlife, landscape, heritage etc?	*Supports a small number of trees in addition to the various items listed above.*

Is the site formally designated for any special features? Eg Site of Special Scientific Interest, Local Wildlife Site, Local Nature Reserve, designated public open space, designated playing field, key walking and cycling route, designated heritage asset, local heritage asset, green belt, landscape designation, important trees and woodland etc	*Part of Molesworth Conservation Area*
Development potential and development pressure	
Is the site the subject of planning applications for development?	*No (23/06/2025)*
Is the site allocated or safeguarded for development or proposed for allocation?	*No*
Landowner Consultation	*Part of Regulation 14 consultation*
Assessment of site potential against NPPF Criteria:	
in reasonably close proximity to the community it serves	*Yes, within the village. Brington residents can access this space within 15 minutes.*
demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	*Locally significant as perceived as the village core. Supports a number of public objects and a small grassed area which serves important amenity benefits.*

local in character and is not an extensive tract of land	*Yes.*
Summary of Designation	*To protect the small green area that forms a community and historic focal point within Molesworth and provides the setting for the village sign, noticeboard, post box, telephone box and other community facilities.*

Site Name	***The Green***
Plan Site Reference	
Site Address	Land and buildings to the west of Old Weston Road, Brington, Huntingdon
Grid Location	*TL 08262 76135*
Site Area (ha)	*0.34 ha*
Site Ownership	Private
Site Attributes and Use	
Description of Use	*Public Open Space including play area. Adjoins Sports Pitch.*
Description of public access to the site	*Publicly accessible*
Does the site have any special features such as trees, wildlife, landscape, heritage etc?	*Number of trees on site that are recently planted (new development). Also a number of play features and direct access to countryside PRoW to the west.*

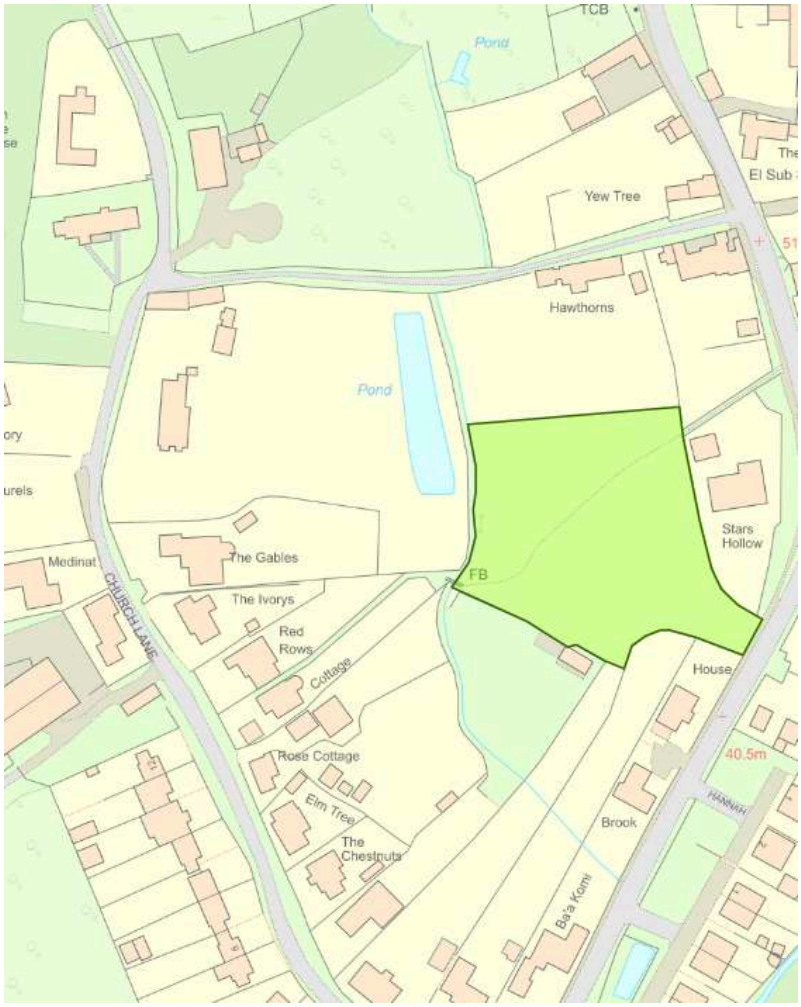
Is the site formally designated for any special features? Eg Site of Special Scientific Interest, Local Wildlife Site, Local Nature Reserve, designated public open space, designated playing field, key walking and cycling route, designated heritage asset, local heritage asset, green belt, landscape designation, important trees and woodland etc	*No*
Development potential and development pressure	
Is the site the subject of planning applications for development?	*No (23/06/2025)*
Is the site allocated or safeguarded for development or proposed for allocation?	*No*
Landowner Consultation	*Regulation 14*
Assessment of site potential against NPPF Criteria:	
in reasonably close proximity to the community it serves	*Yes, close to residents of the green and hill place. Residents can access facilities via PRoW which directly connects to site.*
demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as	*The site is considered the largest and main location for play, dog walking and amenity in Brington. There are no other play equipment facilities in the Parish.*

a playing field), tranquillity or richness of its wildlife	
local in character and is not an extensive tract of land	*Lies within parcel of residential development.*
Summary of Designation	*To protect Brington's main public play and amenity space, including the Parish's only public play equipment, its trees and its direct connection to the surrounding countryside.*

Site Name	***Brington Village Green***
Plan Site Reference	
Site Address	*South of Farthing Patch, Church Lane, Brington, Huntingdon (PE28 5AE)*
Grid Location	*TL 08367 75694*
Site Area (ha)	*0.0089*
Site Ownership	*Unregistered Title*
Site Attributes and Use	
Description of Use	*Recreation, public notices.*
Description of public access to the site	*From Church Lane.*
Does the site have any special features such as trees, wildlife, landscape, heritage etc?	*Bench and public notice board*

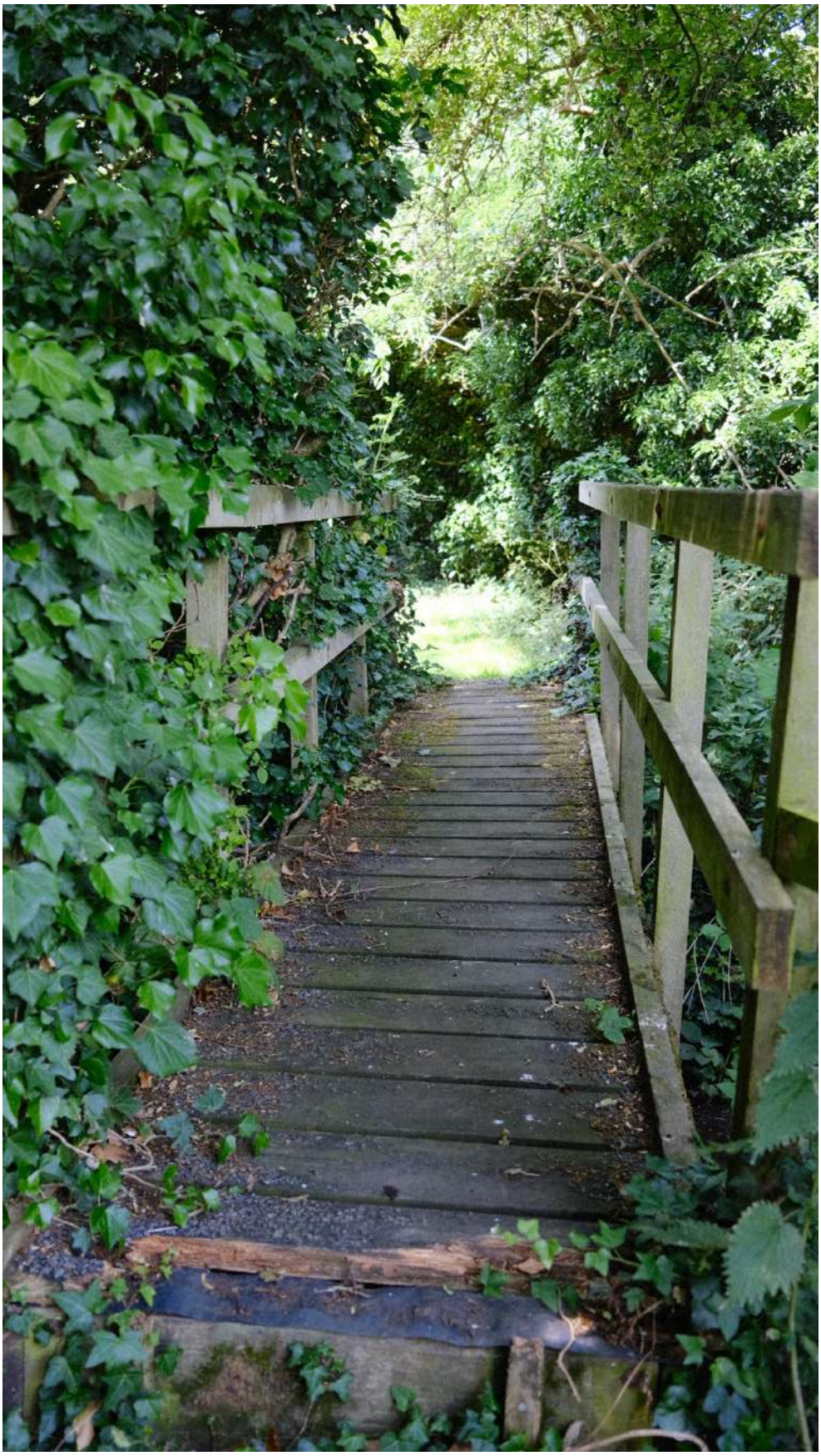
Is the site formally designated for any special features? Eg Site of Special Scientific Interest, Local Wildlife Site, Local Nature Reserve, designated public open space, designated playing field, key walking and cycling route, designated heritage asset, local heritage asset, green belt, landscape designation, important trees and woodland etc	*No*
Development potential and development pressure	
Is the site the subject of planning applications for development?	*No (23/06/2025)*
Is the site allocated or safeguarded for development or proposed for allocation?	*No*
Landowner Consultation	*Regulation 14 consultation*
Assessment of site potential against NPPF Criteria:	
in reasonably close proximity to the community it serves	*Yes, within the core of the village.*
demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	*The site is at the perceived core of the village and is used as a place of recreation. There are few other benches in the village, and none of the other benches are on grassed areas. It is important that this space is preserved so that residents have an option to rest outside/in public. The village notice board also serves an important purpose of keeping everyone*

	informed of community related issues and activities.
local in character and is not an extensive tract of land	*Yes, very small land parcel and within the core of the village.*
Summary of Assessment	*To protect a small green focal point within the village core that provides seating, informal recreation and a place for public notices.*

Site Name	***Nature Area***
Plan Site Reference	
Site Address	land lying to the south of Church Lane, Brington
Grid Location	*TL 08418 75865*
Site Area (ha)	*0.56*
Site Ownership	*Private*
Site Attributes and Use	
Description of Use	*Green open space*

Description of public access to the site	*The land is private however there is a public footpath through it. The footpath is lined by fencing which prevents access into the wider landholding.*
Does the site have any special features such as trees, wildlife, landscape, heritage etc?	*The site features an attractive open space with varied types of vegetation. This provides important benefits for amenity and wildlife.*
Is the site formally designated for any special features? Eg Site of Special Scientific Interest, Local Wildlife Site, Local Nature Reserve, designated public open space, designated playing field, key walking and cycling route, designated heritage asset, local heritage asset, green belt, landscape designation, important trees and woodland etc	*No, however, it lies within proximity to a traditional orchard and listed buildings.*
Development potential and development pressure	
Is the site the subject of planning applications for development?	*Yes, there is a withdrawn PIP application on the site for 3 residential dwellings* (20/02207/PIP).
Is the site allocated or safeguarded for development or	*No*

proposed for allocation?	
Landowner Consultation	*Regulation 14*
Assessment of site potential against NPPF Criteria:	
in reasonably close proximity to the community it serves	*Yes, it lies within the heart of the village and is an important connection between the east and west of the village.*
demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	*The site acts as a through point for pedestrians between the east and west of the village. The site is attractive and dense in vegetation and also accommodates a number of trees, making it a pleasant local route and a key area for wildlife within the village. It is locally important for amenity. The tranquillity and openness of the site plays a key role in preserving the settlement pattern of Brington as a village with little to no back land development.*
local in character and is not an extensive tract of land	*Yes. The site is a tight parcel of land within the village.*
Summary of Designation	*To protect its tranquil, open and well-vegetated character, wildlife value and role as a pleasant pedestrian connection through the village.*



Site Name	***The Orchard***
Plan Site Reference	
Site Address	Manor House, Brington, Huntingdon (PE28 5AF)
Grid Location	*TL 08565 75937*
Site Area (ha)	*0.6 ha*
Site Ownership	*Private*
Site Attributes and Use	
Description of Use	*Wildlife area / footpath*
Description of public access to the site	*PRoW runs through site, accessed from main road and provides access to footpaths outside of the village.*
Does the site have any special features such as trees, wildlife, landscape, heritage etc?	*Rich in wildlife, including a number of fruit trees and dense vegetation, providing important opportunities for mammals and birds.*

Is the site formally designated for any special features? Eg Site of Special Scientific Interest, Local Wildlife Site, Local Nature Reserve, designated public open space, designated playing field, key walking and cycling route, designated heritage asset, local heritage asset, green belt, landscape designation, important trees and woodland etc	*No*
Development potential and development pressure	
Is the site the subject of planning applications for development?	*No (23/06/2025)*
Is the site allocated or safeguarded for development or proposed for allocation?	*No*
Landowner Consultation	*Regulation 14 consultation*
Assessment of site potential against NPPF Criteria:	
in reasonably close proximity to the community it serves	*Site is part of Brington. It can be accessed in 2-8 minutes from anywhere in the village using the PRoW network.*
demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	*The site is considered to be one of the most biodiverse areas in t he village that is open to the public. It provides important opportunities for wildlife and amenity that is close to the village community.*

local in character and is not an extensive tract of land	*The site in terms of its character is more closely associated with the village than open countryside. It would not project into the open countryside through its designation as an LGS.*
Summary of Designation	*To protect its orchard and wildlife-rich character, including its fruit trees and dense vegetation, and the public footpath linking the village with the surrounding countryside to the east.*

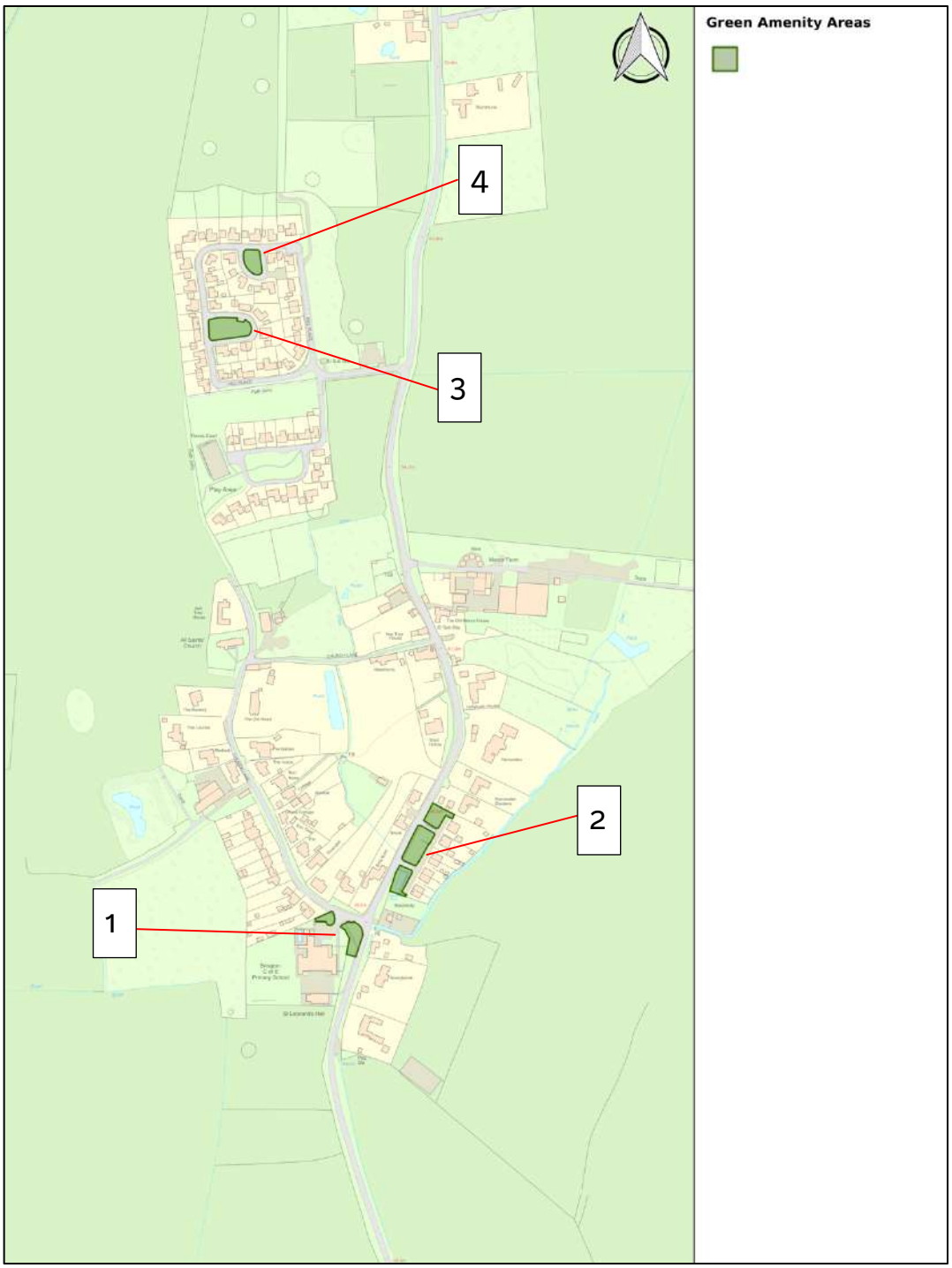
Site Name	***Hill Place Open Space***
Plan Site Reference	
Site Address	Land South of Hill Place, Brington, Huntingdon
Grid Location	*TL 08283 76210*
Site Area (ha)	*0.47 ha*
Site Ownership	CAMPBELL MELHUISH AND BUCHANAN LIMITED (Limited Company or Public Limited Company), 10 Old Houghton Road, Hartford, Huntingdon PE29 1YB
Site Attributes and Use	
Description of Use	*Public Open Space including community orchard.*
Description of public access to the site	*Publicly accessible*
Does the site have any special features such as trees, wildlife, landscape, heritage etc?	*Number of trees on site that are recently planted (new development). Also a number of play features nearby and direct access to countryside PRoW to the west.*

Is the site formally designated for any special features? Eg Site of Special Scientific Interest, Local Wildlife Site, Local Nature Reserve, designated public open space, designated playing field, key walking and cycling route, designated heritage asset, local heritage asset, green belt, landscape designation, important trees and woodland etc	*No*
Development potential and development pressure	
Is the site the subject of planning applications for development?	*No (10/04/2026). Refused appeal and withdrawn application on site ((Appeal ref: 3262053* and Planning Ref 23/02123/FUL)
Is the site allocated or safeguarded for development or proposed for allocation?	*No*
Landowner Consultation	*Regulation 15 consultation*
Assessment of site potential against NPPF Criteria:	
in reasonably close proximity to the community it serves	*Yes, close to residents of the green and hill place. Residents can access facilities via PRoW which directly connects to site. Community orchard provides access to fruit and provides a sense of community ownership.*
demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as	*The site is considered part of the largest and main location for play, dog walking and amenity in Brington. There are no other community orchards in the parish.*

a playing field), tranquillity or richness of its wildlife	
local in character and is not an extensive tract of land	*Lies within parcel of residential development.*
Summary of Designation	*To protect the publicly accessible community orchard as a recreation and amenity space, including its fruit trees and connection to the countryside.*

Appendix 4. Green Amenity Areas

Brington



1. Brington School Verges

Owner - Cambridgeshire County Council

2. Brington High St, Housing Development

Landowner - Private

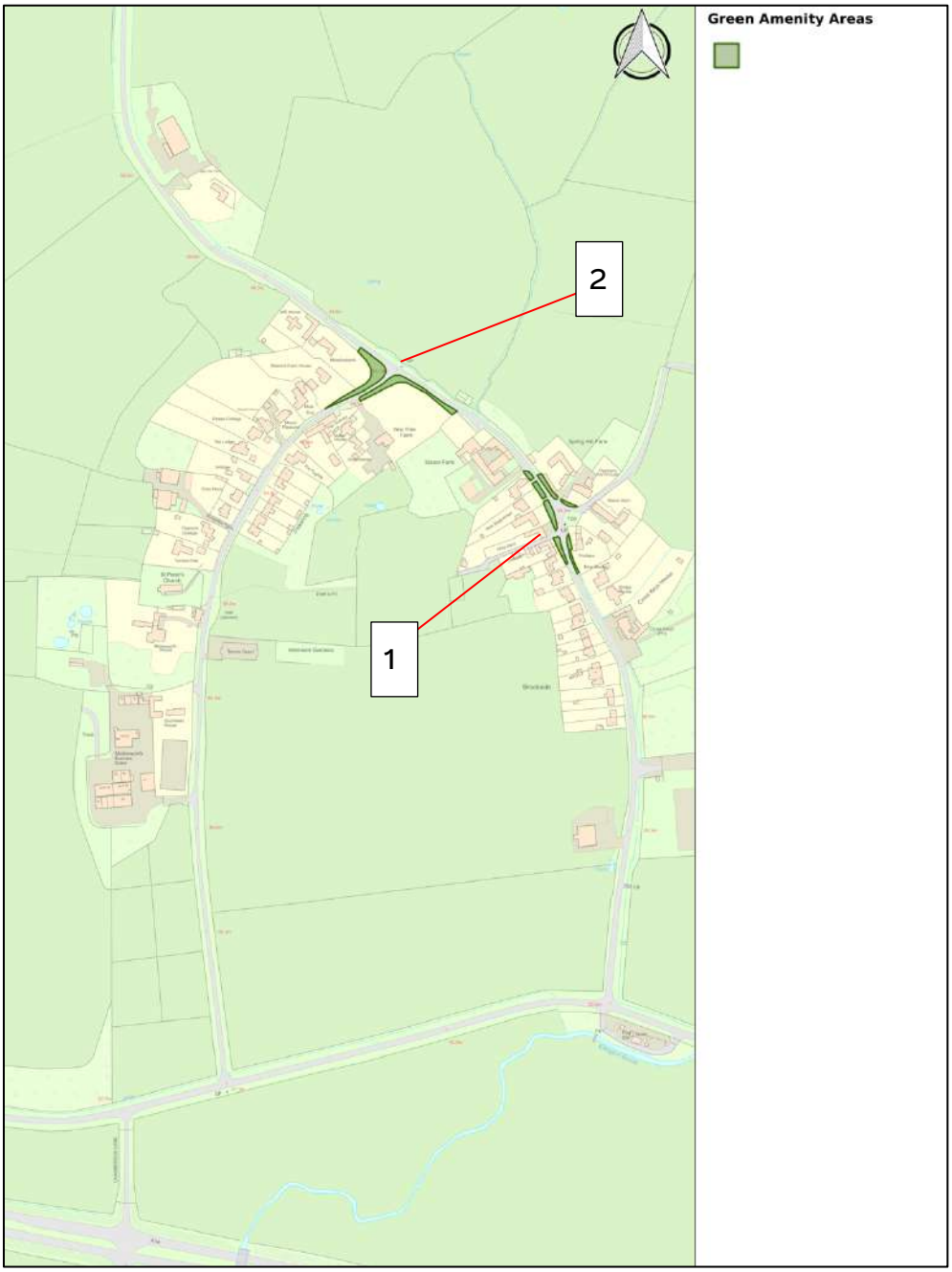
3. Hill Place – POS 1

Landowner – see below

4. Hill Place – POS 2

Private

Molesworth



1. Verges around Molesworth Village Green

2. North Molesworth Verges