Appendix 3 - The draft Decision Statement

Huntingdonshire DISTRICT COUNCIL

Brington and Molesworth Neighbourhood Plan

Draft Decision Statement

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

Background

The Brington and Molesworth neighbourhood area was designated on 28 July 2021 under the Neighbourhood Planning (General) Regulations (2012). The plan area covers the parish of Brington and Molesworth and is contiguous with the Parish council's administrative boundary.

Brington and Molesworth Parish Council, as the qualifying body, submitted the Brington and Molesworth Neighbourhood Plan and its supporting evidence to Huntingdonshire District Council 11 May 2026. The statutory six week submission consultation was held from 26 May 2026 and 7 July 2026.

Huntingdonshire District Council, in discussion with Brington and Molesworth Parish Council, appointed an independent examiner, Andrew S Freeman BSc(Hons) DipTP DipEM FRTPI, to review whether the submitted Neighbourhood Plan met the Basic Conditions as required by legislation. Andrew S Freeman issued his report on 27 August 2026 which recommended that the Neighbourhood Plan, subject to the modifications proposed in his report, met the Basic Conditions and should proceed to referendum.

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

The Basic Conditions are:

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

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

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

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

Decision and Reasons

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

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

Examiner's Recommended Modifications Received 27 August 2026

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

Proposed modification (PM)	Page no./ other reference	Modification
PM1	Page 34	In Part A of Policy BM 1, replace “Map” with “Figure”. In Part B iii), insert “the” before “landscape”. In Part B iv), replace “open green spaces” with “Local Green Spaces and Green Amenity Areas (Policies BM 12 and 13)”. In the title and key of Figure 10, replace “Built Areas” with “Built-Up Area Boundaries”.
PM2	Page 36	Substitute the following for Part A of Policy BM 2: “The purpose of this policy is to ensure that residential development delivers a mix of dwelling sizes that responds to local housing needs, supports affordability and contributes to a more balanced housing stock in Brington and Molesworth.”
PM3	Page 38	At the end of the first bullet point in Part B of Policy BM3, add the following: “Where it is demonstrated that a 10% share cannot reasonably be achieved, the applicant should provide the lowest practicable initial equity share consistent with the viability and deliverability of the development.”
PM4	Page 40	In Part A of Policy BM 4, after “Molesworth Business Estate and Manor Farm”, add “(Figures X and Y)”. Add to the supporting text the two related figures supplied in the Parish Council’s answers dated 7 August 2026 to my questions. In Part B of the policy, in reference to the usage of “small-scale”, add a footnote saying, “Additional floorspace of less than 1,000 sq m or a site of less than 1 ha.”
PM5	Page 42	At the commencement of Policy BM 5, insert “residential” after “All”. Provide a link to the Design Code Compliance Statement.
PM6	Page 45	In Parts A, B and C of Policy BM 6, insert “As appropriate” before “All developments”. In Part D, replace “and correctly sited and designed” with “and also in terms of siting and design”.

Proposed modification (PM)	Page no./ other reference	Modification
PM7	Page 48	In Policy BM7, replace Part A with the following: "Development that affects or adjoins a Public Right of Way shall maintain or enhance the Parish's rural walking, cycling, riding and wheeling network as shown on Figure X. Where appropriate, having regard to the scale, location and nature of the development, and viability, proposals are expected to:". Insert, in the text, a figure showing the Parish's rural walking, cycling, riding and wheeling network. For Part A vi), substitute the following: "support proportionate improvements to the quality and accessibility of existing Public Rights of Way, including surface treatment, signage and access for people with limited mobility, where directly related to the development."
PM8	Page 50	In Part A of Policy BM 8, after "where feasible", add "and appropriate". Change the ending of Part A i) so that it reads, "the school and the community facilities identified in Policy BM 11."
PM9	Page 53	Amend Policy BM 9 in line with the related "Required change" set out in the Regulation 16 representations of Huntingdonshire District Council.
PM10	Page 58	In line with the Council's answers received on 7 August 2026 to my questions, number the community facilities the subject of Policy BM 11 and insert within the text the two plans that show their locations. Reference the plans in the policy.
PM11	Page 60	Change the beginning of Policy BM 12 so that it reads, "The spaces listed below (Spaces i) to vi)) and identified in Appendix 3 are designated…". Incorporate in Appendix 3 the summary reasons for the designation of the sites as set out in the Parish Council's answers received on 7 August 2026 to my questions.
PM12	Page 61	Change the beginning of Policy BM 13 so that it reads, "The Green Amenity Areas listed below (Areas i) to vi)) and identified in Appendix 4 shall retain their green and open character…".