

Questions for Brington and Molesworth Parish Council

1. If relevant, has the Plan been designed to take account of any local nature recovery strategy under Section 104 of the Environment Act 2021?

It is considered that the Brington and Molesworth Neighbourhood Plan (BMNP) takes appropriate account of the LNRS through criterion A of Policy BM9:

“Development proposals within or 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.”

The Local Nature Recovery Strategy for Cambridgeshire and Peterborough was [published](#) on 23rd December 2025. Additionally, the new legal requirement relating to Local Nature Recovery Strategies was implemented on the 25th of March 2026. It also states that the plan must meet these conditions, “so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan”. The Regulation 14 consultation for the BMNP was pre-planned to take place on the 18th of December 2025, meaning scope for further policy initiatives was limited by the relevant documents/requirements not yet being in place.

2. Bearing in mind the provisions of Policy 6, does the Parish Council consider that the Plan is compatible with the development and use of land in the neighbourhood area contributing to securing the mitigation of, and adaptation to, climate change?

Policy BM6 introduces several measures that will help to secure that the development and use of land in the neighbourhood area contributes to the mitigation of, and adaptation to, climate change. This includes criterion A of Policy BM6 which states: “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.”

Other criteria of BM6 are relevant to this objective. Policy BM5 and BM9 also play a supporting role in meeting this objective.

The requirements identified in BM6 are those which were considered to be the most important to the local community and derive from engagement and the AECOM design code. Having regard to the subject matter of a neighbourhood plan, a core focus of Policy BM6 was to implement measures that added local objectives and did not duplicate pre-existing requirements in the local plan or the NPPF/building regulations.

3. Please comment on the Regulation 16 representations of DLP Planning Ltd regarding appropriately planning for proportionate housing delivery within the Parish.

The basic conditions quoted in the representation changed on 25 March 2026. Neighbourhood plans no longer have to meet the former test of being in general conformity with the strategic policies of the development plan. The revised test is whether making the Neighbourhood Plan would lead to less housing being provided through the development plan than would otherwise be the case.

With regard to this new basic condition, Policy BM1 would not reduce any existing or future housing allocation, set a maximum number of homes or stop development supported by the Local Plan or the NPPF. It adds local detail to help apply Policy LP9 of the Local Plan, or any successor policy. It identifies two built-up parts of Brington and sets out how development should respond to its character. Development outside the boundaries can still be supported if it accords with the development plan (including the draft Local Plan, once adopted) or the NPPF.

The increase in Huntingdonshire's overall housing need under the new standard method does not automatically create a new housing target for Brington and Molesworth. Under paragraphs 69 and 70 of the NPPF, Huntingdonshire District Council is responsible for setting any housing figure for the neighbourhood area. No new draft or indicative figure has yet been agreed or tested. The new Local Plan is still at Regulation 18 stage, so its policies, housing target and proposed strategy for growth may be subject to change, or may not be adopted.

A similar objection was considered during the examination of the Cosby Neighbourhood Plan (Annex 1 of DLP's representation). The examiner confirmed that a neighbourhood plan is not required to allocate housing sites. BMPC decided at an early stage of the neighbourhood plan's preparation that it would not seek to allocate housing sites in favour of the proposed approach.

BMPC proposes amending criterion A so that it refers to Policy LP9, "**or any future development plan policy that replaces it**", to ensure that policy BM1 will continue to be relevant if any future local plan seeks to use a similar approach to adopted Policy LP9.

4. Policy BM 1 – safeguarding open green spaces: Are these defined anywhere? Would they comprise the Local Green Spaces and Green Amenity Areas as defined in Policies BM 12 and 13?

Yes, BMPC agree this should comprise the Local Green Spaces and Green Amenity Areas as defined in Policies BM 12 and 13.

5. Having regard to the Regulation 16 comments of Huntingdonshire District Council, is the Parish Council persuaded that a built-up area for Molesworth should be defined in the Plan.

Policy BM1 is focussed on development being sensitive to the two separate parts of Brington. ED2 explains that there is a greater likelihood of suitable windfall development in Brington and that the policy seeks to ensure that any development that does come forward is sensitive to its character, particularly the distinction between the younger north and older south of the village. ED2 also explains that these issues do not apply in the same way to Molesworth and why a built-up area boundary is not considered useful or necessary there.

Paragraph 16(d) of the NPPF states that policies should be clearly written and unambiguous, so that it is clear how a decision-maker should respond to a development proposal. BMPC considers that Policy BM1 is clear that the defined built-up areas apply only to Brington and that development in Molesworth will continue to be assessed using Policy LP9 and the Local Plan's built-up area guidance.

Lastly, BMPC do not consider that paragraph 5.9 would imply that the Molesworth Conservation Area boundary should be used as a built-up area boundary. However, BMPC would be content to amend the paragraph to state expressly that it should not be treated as one, if this would assist decision-making.

6. Policy BM 2 – "reflects local housing needs, improves affordability, and creates a more balanced housing stock": How are each of these matters to be assessed and demonstrated by an applicant?

Criterion A of Policy BM2 is intended to provide an overarching statement of the policy's purpose, explaining the outcomes that the more specific requirements in criteria B and C are intended to achieve. To avoid uncertainty, the Parish Council would support amending the policy so that this wording appears as an introductory statement rather than as an operative criterion. Criteria B and C would then provide the specific basis against which proposals would be assessed.

Suggested amendment:

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.

Criteria B and C would then be retained as the policy requirements (changed to A and B).

7. Policy BM 3 – shared ownership: Please comment on Huntingdonshire District Council's suggestion that the first ownership tranche could be 25%.

The Parish Council acknowledges that a 10% initial equity share may not be viable or deliverable in every case. However, Figure 11 and ED3 demonstrates that 10% initial shares are likely to provide the only realistically affordable route into home ownership for many first-time buyers and lower-income households in the neighbourhood area. Replacing this preference with a standard 25% initial share would not meet the aim to deliver homes that are genuinely affordable.

BMPC therefore considers that the policy should retain a *preference* for 10% shares, while accepting that higher initial shares may be necessary to secure a viable and deliverable scheme.

To increase clarity, the first bullet point of criterion B could be amended as follows:

Shared Ownership, particularly at 10% equity shares where this can be demonstrated to be viable and deliverable. **Where it is demonstrated 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.**

8. Policy BM 3 – First Homes and Discounted Market Sale: Is the Parish Council able to say what the minimum discount would have to be?

Figure 11 and ED3 suggest that any level of first home discount would be difficult to afford, which is why shared ownership was chosen as the preferred home-ownership option. If First Homes were to be proposed in place of shared ownership, then the maximum (50%) discount would be the preferred option. However, this requirement is not viability tested and would need to be treated with same considerations as set out in BMPCs response to question 7 above.

9. Policy BM 4: Is the extent of the Molesworth and the Manor Farm employment area mapped anywhere?

Noting HDC's comments to the Regulation 16 consultation (comment id: B&M:25), BMPC propose the following changes:

Include maps of the two local employment areas to support application of criterion A.



10. Policy BM 4: Can “small-scale” be taken to be non-residential development that is below the threshold for “major development” (NPPF Glossary)?

Noting HDC’s comments to the Regulation 16 consultation (comment id: B&M:25), BMPC propose the following changes:

Amend criterion B:

Proposals for **minor** scale* business, commercial or service uses will be supported within the built-up areas of Brington and Molesworth **or on land well related to them** (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.

*** development of less than 1,000 square metres or development is carried out on a site having an area of less than 1 hectare.**

- 11. Is Policy BM 5 intended to apply to *all* developments including householder applications and non-residential development?**

The policy is currently prepared to apply to all developments; however, it is appreciated that the application of the design codes would be significantly limited on householder and non-residential development applications and therefore BMPC proposes that Policy BM5 is amended so that it only applies to new residential development.

- 12. Policy BM 5: Please provide me with a link to the Design Code Compliance Statement.**

See attached draft DCCS. If made, and once subject to any amendments, the DCCS will be published on the Parish Council Website and HDC NP page.

- 13. Policy BM 7: How is “*reasonable proximity* to Public Rights of Way” to be judged?**

The following changes are proposed to Policy BM 7 to aid decision-making.

Policy BM 7

The purpose of this policy is to protect and, where opportunities arise, enhance the Parish’s rural walking, cycling, riding and wheeling network.

A. Development **proposals** that affects ~~or are in reasonable proximity to, or adjoin a Public Right of Way, or where a safe and convenient connection can be made from the site, to a Public Right of Way,~~ Public Rights of Way proposals must maintain and enhance the Parish’s rural walking, cycling, riding and wheeling network. should address the following criteria ~~W~~**where practicable relevant**, 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 **where this can reasonably be achieved.**
- ii) Support the increased legibility and awareness of the Public Rights of Way network.

...

- 14. Policy BM 7: “the Parish’s rural walking, cycling, riding and wheeling network”: Is this identified anywhere (other than on Figure 13)?**

The routes are taken from the Cambridgeshire Public Rights of Way map:

<https://www.cambridgeshire.gov.uk/residents/libraries-leisure-culture/countryside-access/rights-of-way>

Further information (such as labelled routes) or close-up maps can be provided on request.

- 15. Policy BM 7 – identifying opportunities to enhance the quality of existing Public Rights of Way: What is the purpose of this provision / how are identified opportunities going to be implemented?**

Criterion vi is intended to ensure that, where a development directly affects or connects to an existing Public Right of Way, the applicant considers whether small and proportionate improvements could be made. This could include improving the surface, access points, signage or accessibility for people with limited mobility.

Any improvement would need to be directly related to the development and proportionate to its scale and impact. It could be secured through the design of the scheme, or a planning condition. The policy is not intended to require applicants to carry out wider improvements to the network that are unrelated to their proposal. BMPC would assist in highlighting any potential improvement opportunities.

To make this clearer, criterion vi of Policy BM 7 could be amended to read:

Where directly related to the development, support proportionate improvements to the quality and accessibility of existing Public Rights of Way, including surface, signage, accessibility for people with limited mobility.

- 16. Policy BM 7:** Is it not a fact that the identified provisions can only be required where the Public Right of Way falls within the application site or where the tests that apply to planning obligations are met?

BMPC agrees. Any works would need to be within the application site or secured through a planning condition or obligation that meets the relevant legal tests. BMPC believes that this has been sufficiently addressed by the proposed amendments set out in response to Question 15.

- 17. Policy BM 8 – key community facilities:** Are these defined anywhere? Are these the community facilities identified in Policy BM 11?

Yes, BMPC agrees that this list should be used for defining ‘key community facilities’, though it should also be noted that Policy BM11 is a snapshot in time and other/different community facilities may be relevant in future.

Suggest the following changes to criterion i:

Providing or enhancing direct, safe, and convenient pedestrian or cycle connections between residential areas, the school, and other key community facilities **(including those identified in Policy BM 11);**

- 18. Policy BM 9:** Please comment on the Regulation 16 representations of Huntingdonshire District Council.

BMPC accepts the proposed changes to criteria A, B and E of Policy BM 9 as it would provide greater clarity and aid decision-making.

- 19. Policy BM 9:** Are the community facilities mapped anywhere?

BMPC have prepared the below map which is proposed to be inserted with the following changes to Policy BM 11.

Policy BM 11

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

Molesworth:

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

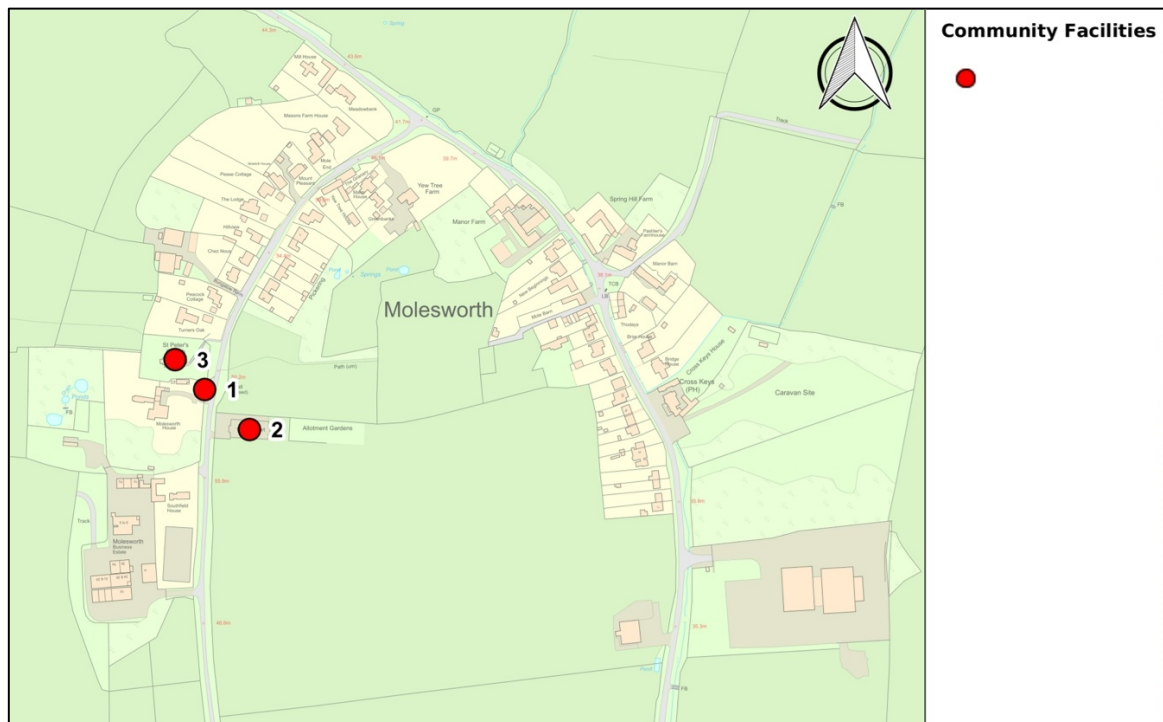
South Brington:

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

The Green/Hill Place:

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).





20. Policy BM 12: Is it clear what the reasons are for designation?

BMPC considers that the reasons for designation can already be understood from the assessments in Appendix 3. However, it accepts that these reasons are not currently summarised in one clear place.

To make the policy easier to apply, BMPC proposes adding a concise statement of the principal reasons for designating each Local Green Space in Appendix 3. These statements should be read alongside the fuller assessments in Appendix 3 (rather than presented together in the table below) and would not prevent other relevant parts of the supporting evidence from being considered.

Millennium Field, Molesworth To protect Molesworth's main public recreation and community space, together with the wildlife value of its wooded area and pond.

Molesworth Village Green 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.

The Green, Brington	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.
Brington Village Green	To protect a small green focal point within the village core that provides seating, informal recreation and a place for public notices.
Nature Area, Brington	To protect its tranquil, open and well-vegetated character, wildlife value and role as a pleasant pedestrian connection through the village.
The Orchard, Manor House	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.
The Orchard, south of Hill Place	To protect the publicly accessible community orchard as a recreation and amenity space, including its fruit trees and connection to the countryside.

21. Policy BM 12: Have the private owners of the Local Green Spaces been specifically consulted about designation (other than under Regulation 14)?¹ Please supply details of any objections received.

Yes, landowners of proposed Local Green Space designations were contacted via physical letters posted personally in their letterboxes by BMPC. Campbell Buchanan (landowner of the play area at the green) were posted a letter to their business address. No objections have been received regarding the proposals.

22. Policy BM 13: Are any of the Green Amenity Areas in private ownership. If so, have the owners been contacted regarding identification in the policy? Please supply details of any objections received.

The land associated with "2 Brington High St, Housing Development" is owned by Hannah Homes Investment Limited, and has not been directly contacted regarding this designation. No objections have been received regarding the proposals.

The p.7 of the design and access statement relating to planning application 19/01743/FUL states ""...some shared amenity space to the front of the properties and behind the hedge line to the road. This amenity space will be suitably landscaped to improve the siting of all the buildings." P.4 of the officer report also states "The proposals seek to retain the majority of the existing hedging and trees which will help to soften the development and retain the existing rural feel along this part of Brington Road."

¹ See Planning Practice Guidance (PPG) section 'Open space, sports and recreation facilities, public rights of way and local green space', Reference ID: 37-019-20140306.