

Report of representations received on the Brington and Molesworth Submission Neighbourhood Plan and considered by the Examiner

Representations can also be found at: <https://consult.huntingdonshire.gov.uk/kse/event/38557>

Full Name	Organisation Details	Comment ID	Comment relates to	Comment Type	Comment	Are changes required?	Proposed changes
Jo Challis	Cambridgeshire County Council	B&M:1	Overall comment on the Neighbourhood Plan	Have observations	Following a review of the draft Neighbourhood Plan it was noted that it states that it does not propose to allocate land for new housing development but that it recognises that Small-scale windfall and infill proposals may come forward Any planning applications for such developments will be subject to consultation with the Local Highway Authority (LHA) who will determine if the development is compliant with Cambridgeshire County Councils General Principles for Development policy document to ensure that it does not create a hazard for highway users and that it adheres to Paragraphs 115, 117 and 118 of the NPPF. The LHA will also ensure that, where they consider it necessary , any additional highway infrastructure is provided to ensure that Non-Motorised Users (NMUs) can access local facilities		
Community Campaigner David Barton		B&M:2	Overall comment on the Neighbourhood Plan	Have observations	Please find attached my PDF Umbrella Representation which comprises a key part of my submission for the aforementioned Huntingdonshire Consultation. Traditional Architecture Design Codes should be a central component across this entire consultation and its various chapters and sections especially concerning new construction. It performs strongly on economic, ecological and environmental grounds as can be attested to by leading figures and organisations with academic studies that corroborate this. Please see my PDF Umbrella Representation for the various merits outlined including Placemaking and Greenery Proposals. A ban on demolition of buildings constructed prior to 1950 should be enacted as soon as possible with reconstructions of previously demolished historic buildings listed or not given full support for restoration and reuse. Non-Designated Heritage Assets and unclassified historic buildings should also be given full protection and support against their demolition, such as selling of publicly owned historic buildings that will be demolished otherwise. Historic buildings should be duly reconstructed authentically as they were. Whilst present points are mostly find the shift to utilising authentic Traditional Architecture based Design Codes will mitigate concerns facing all key stakeholders ranging from incumbent local residents to the Local Authority and House Builders and prospective new residents and businesses alike. It does this by directly addressing the need for housing, the otherwise avoidable strain on the environment and surrounding biodiversity whilst enabling the complete Huntingdonshire Area to shine and stand out as a source of economic activity that can withstand local, regional, national and international pressures.	Yes	As described in my PDF Umbrella Representation far more emphasised needs to go on improving TA overall such as combined support for Supply Chains.
Sport England		B&M:3	Overall comment on the Neighbourhood Plan	Have observations	Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important. Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Parts 103 and 104. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-		

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					sport#planning_applications Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 104 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities . A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery. Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England s guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/ Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place. In line with the Government s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development , especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals. Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved. NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing Sport England s Active Design Guidance: https://www.sportengland.org/activedesign (Please note: this response relates to Sport England s planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)		
Environment Agency	Environment Agency	B&M:4	Overall comment on the Neighbourhood Plan	Have observations	Thank you for consulting us on the Submission Publication for the Brington & Molesworth Neighbourhood Plan. We aim to reduce flood risk, while protecting and enhancing the water environment. Having commented previously on this plan we are pleased to see that our previous comments have been taken on board. We therefore have no further detailed comments to make in relation to this plan. In focusing our engagement to those areas where the environmental risks are greatest, we note that based on the environmental constraints within the area, we have previously not		

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					submitted detailed comments relation to this Neighbourhood Plan. We therefore have no further detailed comments to make in relation to this plan. We trust that this advice is useful.		
Cambridgeshire County Council LLFA Kathryn Reading	Cambridgeshire County Council	B&M:6	Policy BM 10 - Flood Risk and Drainage	Support	£ It is appreciated that the Neighbourhood Plan refers to the Huntingdonshire Local Plan to 2036, adopted in 2019, and notes that this is currently undergoing full review with Regulation 18 (preferred options) consultation due to complete for Autumn 2025, consultation on a draft (Regulation 19) Plan in 2026, with submission for examination later that year and adoption expected in 2028. It should be noted that the reviewed local plan will include updated policies related to flood risk and drainage. £ It is appreciated that the Neighbourhood Plan refers specifically to LP5: Flood Risk of the current Huntingdonshire Local Plan which relates to flood risk and drainage. £ 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. £ ~ Policy BM6: Addressing Climate Change . states the expectation for all new development to incorporate water efficiency measures such as rainwater harvesting, or greywater recycling, which is supported by the LLFA. In addition to water efficiency, interception source control, as per Planning Policy Guidance, manages increased surface water discharge from developed sites, as close to the source as possible, and minimising the volume of surface water discharge from a site. £ The inclusion of the ~ Policy BM10: Flood Risk and Drainage is supported by the LLFA as it covers the importance of managing surface water runoff to ensure that best practice principles are required in new developments. The policy further promotes above-ground open SuDS such as attenuation ponds and swales as they provide water quantity, water quality, amenity and biodiversity benefits, and the importance of maintenance of ditches which is highly advocated by the LLFA.	No	
National Highways		B&M:7	Overall comment on the Neighbourhood Plan	Have observations	National Highways welcomes the opportunity to provide comments on the consultation under Regulation 16, dated 26 May 2026. National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority, and street authority for the Strategic Road Network (SRN). Our role includes ensuring the safe and efficient operation of the SRN and acting as a partner in delivering national economic growth. In relation to the Brington and Molesworth Neighbourhood Plan 2021“2036, Regulation 15 submission version plan, dated April 2026, National Highways principal interest is in safeguarding the operation of the A14 Trunk Road, which forms part of the SRN. The A14 aligns along the southern boundary of Brington and Molesworth parish, affording the area strong east-west connectivity and facilitating access to the wider regional transport network. It has been noted that the Neighbourhood Plan has been prepared in the context of planning policies of the adopted Huntingdonshire Local Plan (HLP) 2036. After this Neighbourhood Plan is adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Having reviewed the submitted Regulation 16 draft Neighbourhood Plan, National Highways does not anticipate that the proposed policies will have any adverse impact on the operation or safety of the SRN. In particular: £ Any proposed housing growth relating to this neighbourhood plan area will be managed through the Local Plan. £ The Policy promotes safe, sustainable and active travel which encourages opportunities for walking, cycling, and sustainable transport. On this basis, National Highways has no specific concerns with the submission consultation of the Brington and Molesworth Neighbourhood Plan. National Highways will continue engagement with Huntingdonshire District Council and the Parish Council to ensure any future proposals coming forward through the Local Plan review or planning applications continue to safeguard the safe and efficient operation of the SRN. In addition, we have also reviewed the supporting document titled œBrington and Molesworth Neighbourhood Development Plan 2021-2036 Basic Conditions Statement April 2026”. National Highways notes the recent legislative updates introduced through the Levelling-up and Regeneration Act 2023, including provisions under Sections 98 and 99 relating to neighbourhood planning. National		

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					Highways have no comment to the Plan in respect of its conformity with the Basic Conditions. We do not have any more comment on this consultation.		
National Highways		B&M:8	Overall comment on the Neighbourhood Plan	Have observations	We politely remind that the ~ Highways Agency should now be referred to as ~ National Highways, following the transition to a government-owned company on 1 April 2015. The submitted supporting document continues to use our former company name ~ Highways Agency.		
Avison Young (National Gas)	Avison Young (National Gas)	B&M:9	Overall comment on the Neighbourhood Plan	Have observations	Proposed sites crossed or in close proximity to National Gas Transmission assets: An assessment has been carried out with respect to National Gas Transmissions assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that no National Gas Transmission assets are currently affected by proposals (including allocations) included within the Neighbourhood Plan area for Brington and Molesworth. As such, no further action is required by National Gas Transmission or Huntingdonshire District Council at this stage. Development Guidance National Gas Transmission provides information in relation to its assets at the website below. ¢ https://www.nationalgas.com/our-businesses/network-route-maps Planning and Development Guidance is provided at the following link in relation to National Gas Transmission assets. ¢ https://www.nationalgas.com/our-businesses/planning-and-development National Gas Transmission also provides advice regarding ~ Guidelines when working near National Gas Transmission assets at the following link: ¢ https://www.nationalgas.com/our-businesses/working-near-our-assets LSBUD Linesearch BeforeUdig (LSBUD) is a free online service used before carrying out any development at a site, specifically digging or excavation work. National Gas use SBUD Website: https://lsbud.co.uk/ to monitor any work around their High Pressure Gas Pipelines and use LSBUD. This is a free to use online search service that any individual (œUserŹ) can use to check their works against over 160 asset owners (œMembersŹ) utility assets. Submitting a query to LSBUD has several benefits, including improving safety of proposed developments and to ensure there is an audit trail for all responses to them. The LSBUD enquiry will provide clear documentation, including detailed utilities plans, and confirmation of who owns assets within a particular area / site.		
Historic England See: 1021479	Historic Environment Planning Adviser, East of England Historic England	B&M:10	Overall comment on the Neighbourhood Plan	Have observations	Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan. Having reviewed the plan and relevant documentation we do not consider it necessary for Historic England to provide additional comments at this time. We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/ We would be grateful if you would notify us on eastplanningpolicy@historicengland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.		
David Fryatt		B&M:11	Overall comment on the Neighbourhood Plan	Support		No	
Amine Djelladj		B&M:12	Overall comment on the	Have observations			

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			Neighbourhood Plan				
Gary gary.rule@ruleandparker.com		B&M:13	Overall comment on the Neighbourhood Plan	Support	This Neighbourhood Plan is an important step forward to help guide development projects within the Parish for the next ten years.		
Local Plans Team	Huntingdonshire District Council	B&M:14	Overall comment on the Neighbourhood Plan	Support	Overall HDC are supportive of the work undertaken and the efforts of the Brington and Molesworth Neighbourhood Plan Group in the production of their neighbourhood plan and its supporting documentation. HDC have several observations and proposed amendments have been made in the sections below which HDC consider to be necessary to ensure the neighbourhood plan meets the basic conditions of having (a) regard to national policy and advice, (d) contributing to the achievement of sustainable development and (e) being in general conformity with the strategic policies within the Huntingdonshire Local Plan to 2036 which are essential to the delivery of the Local Plan strategy. The strategic policies within the Huntingdonshire Local Plan to 2036 are:  All policies in Chapter 4 'The Development Strategy'  All policies that allocate land for development in 'Section D: Allocations' as they are required to achieve the strategy as set out in Chapter 4 'The Development Strategy'  The policy LP11 'Design Context' and LP24 'Affordable Housing Provision'. In addition, the Neighbourhood Plan meets basic condition (f) as the conclusion of the Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report (January 2026) was undertaken and concluded that the Neighbourhood Plan will not have significant effects on the environment, nor will it have an adverse effect on the integrity of any internationally designated sites either on its own or in combination with any other plans. Consultation was undertaken with the statutory environmental bodies who supported the outcomes of the report (see Appendix 1 of the SEA/HRA Screening Report). Therefore, it is considered that the Neighbourhood Plan has met this basic condition.		
Local Plans Team	Huntingdonshire District Council	B&M:15	Chapter 1 - Introduction	Support	Page 3 Support for the layout and list of policies, appendices and evidence base “ it may be useful to hyperlink these as well for ease of access to these documents.		
Local Plans Team	Huntingdonshire District Council	B&M:16	Chapter 2 - Context	Support	HDC supports this chapter and welcome the detail provided in setting out the basic background information in the neighbourhood plan area.		
Local Plans Team	Huntingdonshire District Council	B&M:17	Chapter 2 - Context	Have observations	Paragraph 2.35 Have observations This paragraph can be updated to reflect the current position as of July 2026 whereby the emerging Local Plan to 2046 concluded its Regulation 18 (Preferred Options) consultation in December 2025. The timetable for the adoption of the Local Plan is set out in the Local Development Scheme: https://huntingdonshire.gov.uk/media/cnpkcvla/local-development-scheme.pdf It timetables Regulation 19 consultation during September and October 2026 with submission to the Planning Inspectorate by the 31 December 2026 in line with the deadline of plans being prepared under the “legacy system. Subject to the outcomes of the examination, adoption is anticipated for early 2028.		
Local Plans Team	Huntingdonshire District Council	B&M:18	Chapter 3 - Local Consultation	Support	HDC supports the detailed SWOT analysis provided on pages 25 and 26 of the Neighbourhood Plan. It clearly identifies the strengths, weaknesses, opportunities and threats facing Brington and Molesworth.		
Local Plans Team	Huntingdonshire District Council	B&M:19	Chapter 4 - Vision and Objectives	Support	HDC supports the vision of the Brington and Molesworth Neighbourhood Plan. Supportive of how the following objectives are set out split out across various topic areas with the relevant policies that will help in the delivery of these being identified.		
Local Plans Team	Huntingdonshire District Council	B&M:20	Chapter 5 - Policies	Have observations	Paragraph 5.7 Have observations Map reference “ this map should be Map 10 rather than figure 10 to match the reference in Policy BM 1 “ Built-up Areas.		

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Local Plans Team	Huntingdonshire District Council	B&M:21	Chapter 5 - Policies	Have observations	Paragraph 5.9 Have observations regarding basic condition: National policy/ guidance; Conformity with strategic policies; Achievement of sustainable development The approach of using the conservation area boundary as a built-up area boundary for Molesworth is noted, however the boundaries of the conservation area designation would have been drawn using a different rationale and with a different purpose. For clarity and to support applicants and decision-makers, this boundary should be shown on a map, as it has done for Brington and referred to in policy BM1.	Yes	Required change: Include a map of the Molesworth built-up area
Local Plans Team	Huntingdonshire District Council	B&M:22	Policy BM 1 “ Brington Built-Up Areas	Have observations	Policy BM 1 “ Built-up Areas Have observations regarding basic condition: Conformity with strategic policies; Achievement of sustainable development The policy provides additional local criteria to strategic policy LP9 Small Settlements. As discussed in the comments regarding paragraph 5.9, the built-up area of Molesworth should also be clearly defined on a map and referred to in policy BM1.	Yes	Require change: Amend criterion A: For the purposes of Policy LP 9 of the Huntingdonshire Local Plan, the Built-Up Area Boundaries for Brington are defined on Map 10 and for Molesworth on Map 11 .
Local Plans Team	Huntingdonshire District Council	B&M:23	Policy BM 2 “ Housing Mix	Support	Policy BM 2 “ Housing Mix In principle supportive of this policy and its supporting Housing Needs Assessment which identifies a need with the parish for smaller properties. It broadly reflects the requirements of policy LP25 Housing Mix.		
Local Plans Team	Huntingdonshire District Council	B&M:24	Policy BM 3 - Affordable Housing Tenure	Have observations	Policy BM 3 “ Affordable Housing Tenure In principle supportive of this policy and its supporting Housing Needs Assessment. The policy identifies the need for a split of affordable housing in general conformity with Local Plan policy LP24 Affordable Housing Provision. HDC notes that the Parish Council have added in “where viable and deliverable regarding the 10% equity shares. Previously HDC had raised that shared ownership whilst allowing shares of 10% can (as an initial tranche), be challenging for viability reasons. Its more common for first tranche to be at least 25% and then occupants can acquire further tranches once they are in a position to do so.		
Local Plans Team	Huntingdonshire District Council	B&M:25	Policy BM 4 “ Economic Development	Have observations	Policy BM4 “ Economic Development Have observations regarding basic condition: National policy/ guidance; Conformity with strategic policies; Achievement of sustainable development Supportive of a policy addressing economic development. Importantly, the policy requires that any development proposing multiple business units must include smaller startup spaces and encourages continued use of existing employment sites like Molesworth Business Estate and Manor Farm reinforcing their role as key local employment hubs. For clarity the boundaries of these areas should be mapped and could formally be designated as Local Employment Areas providing a localised application of LP18 Established Employment Areas. Criterion B. refers to proposals for “small-scale business, commercial or service uses “ small scale should be defined. Unless otherwise stated by the Parish Council, this should be implemented by using the non-residential development threshold for major development found within Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as the upper threshold. This would mean that minor-scale development would consist of the provision of a building or buildings where the floorspace to be created by the development is less than 1,000 square metres or development is carried out on a site having an area of less than 1 hectare. This is for consistency and to avoid any ambiguity in policy implementation and therefore to comply with NPPF paragraph 16(d). Additionally, criterion B. limits support to within the built-up area, this is in conflict with strategic policy LP9 Small Settlements whereby 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 plan “ this includes LP19 Rural Economy and LP33 Rural Buildings “ both of which are referred to in criterion A.	Yes	Required change: Include maps of the two local employment areas to support application of criterion A. Amend criterion B: Proposals for minor small - 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.

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Local Plans Team	Huntingdonshire District Council	B&M:26	Policy BM 5 “ Delivering Good Design	Have observations	Policy BM 5 “ Delivering Good Design Have observations regarding basic condition: National policy/ guidance; Achievement of Sustainable development In principle, HDC is supportive of this policy and the development of the Brington and Molesworth Design Codes. However, HDC has concerns regarding the implementation of the policy as it applies to all proposals. This appears too broad, particularly for minor householder applications and changes of use and may hinder minor sustainable development opportunities. The Parish Council should confirm if this is their intention or whether the policy is intended to only apply to new dwelling or new built non-residential proposals. A link should also be provided to the Design Code Compliance Statement for ease.		
Local Plans Team	Huntingdonshire District Council	B&M:27	Policy BM 6 - Addressing Climate Change	Have observations	Policy BM 6 “ Addressing Climate Change Support, have observations In principle support the Parish Councils intention for development to transition to a net zero carbon future. This goes beyond strategic policy LP12 which will still apply if a development cannot meet the steps sets out in policy BM 6. HDC Urban Design have recently produced an Environmentally Sustainable Design and Construction Technical Advice Note (TAN) which has been prepared to support the Councils Climate Strategy and Place Strategy, guiding individuals, developers, businesses, and communities on the pathway to Net Zero: https://huntingdonshire.gov.uk/media/hu0ekhng/environmentally-sustainable-design-and-construction-technical-advice-note.pdf 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. The document does not create new policy but complements the Huntingdonshire Design Guide SPD (2017) and both the adopted and emerging Local Plans, providing clear steps to achieve climate resilience and biodiversity enhancement for development. It is recommended that this guidance is referred to in the sustainability codes section.		
Local Plans Team	Huntingdonshire District Council	B&M:28	Policy BM 7 - Public Rights of Way	Have observations	Policy BM 7 “ Public Rights of Way Have observations regarding basic condition: National policy/ guidance HDC notes the intention of Policy BM 7 to protect and enhance the Public Rights of Way network and this is broadly supported. However, HDC has concerns that the policy wording is insufficiently precise to be effective in decision-making, as required by NPPF paragraph 16d. The policy references "reasonable proximity" and qualifies its requirements with "where practicable, having regard to the scale, location and nature of the development." Consideration should be given to how these terms will be applied in practice. Specifically, it should be made clear what distance from a Public Right of Way would bring a proposal within scope of this policy, and what scale of development the policy is intended to capture. The potential cost implications for the viability of proposals should also be considered.	Yes	
Local Plans Team	Huntingdonshire District Council	B&M:29	Policy BM 8 - Traffic and Transport	Have observations	Policy BM 8 “ Traffic and Transport Have observations Within the supporting text, reference or linkage to the Cambridgeshire & Peterborough Combined Authoritys Local Transport and Connectivity Plan and associated documents could be useful where they are applicable to the parish.		
Local Plans Team	Huntingdonshire District Council	B&M:30	Policy BM 9 “ Biodiversity and Nature Recovery	Have observations	Policy BM 9 “ Biodiversity and Nature Recovery Have observations regarding basic condition: National policy/ guidance Generally supportive of the biodiversity and nature recovery policies that strengthen ecological networks and biodiversity enhancements and its reference to the Local Nature Recovery Strategy for Cambridgeshire and Peterborough and the Huntingdonshire Nature Recovery Network Report. For ease, links to these documents should be added: https://www.cambridgeshire.gov.uk/residents/climate-change-energy-and-environment/improving-the-natural-environment/cambridgeshire-and-peterborough-local-nature-recovery-strategy https://huntingdonshire.gov.uk/media/be1npfxx/interim-nature-recovery-network-for-huntingdonshire.pdf It would also be beneficial to identify which of the priority areas are present in the neighbourhood plan area and draw out what the conservation priorities are for the area. This will help to make the supporting text of the policy more locally specific and help applicants and decision makers identify which areas are of relevance when applying the policy. Looking at the LRNS areas none fall within the neighbourhood plan area, but the river corridor of Ellington Brook does. Criterion A. applies to proposals within or adjacent to areas identified as Nature Recovery Opportunity Areas “ this	Yes	Required change Amend criterion A., B. and E. as follows: 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) [ADD LINK], or designated river corridor priority areas within the Huntingdonshire Nature Recovery Network Report (2024) [ADD LINK], must demonstrate how the proposal contributes to the delivery of strategic

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					should be amended to “within, on land adjoining or on land immediately adjacent as the policy could be too broadly applied with the current wording. There may be opportunity to merge criterion A. and E. as these both specifically relate to the LRNS. Within B. the final sentence is more contextual rather than policy and should be moved to the supporting text of the policy.		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. 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. [MOVE TO SUPPORTING TEXT] E. 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.
Local Plans Team	Huntingdonshire District Council	B&M:31	Policy BM 10 - Flood Risk and Drainage	Support	Policy BM 10 “ Flood Risk and Drainage Supportive of this appendix documenting recent flooding events in Brington and Molesworth including photographic evidence.		
Local Plans Team	Huntingdonshire District Council	B&M:32	Policy BM 11 - Community Facilities	Support	Policy BM 11 “ Community Facilities Overall support the intention of the policy and the identification of valued facilities and services within Brington and Molesworth and reference to LP22 Local Services and Community Facilities.		
Local Plans Team	Huntingdonshire District Council	B&M:33	Policy BM 12 - Local Green Spaces	Support	Policy BM 12 “ Local Green Spaces The sites identified as proposed Local Green Spaces are considered potentially appropriate based on the information provided.		

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Local Plans Team	Huntingdonshire District Council	B&M:34	Policy BM 13 - Green Amenity Areas	Support	Policy BM 13 “ Green Amenity Areas Supportive of the identification of other areas of green space for protection but that do not meet the Local Green Space criteria.		
Local Plans Team	Huntingdonshire District Council	B&M:35	Chapter 6 - Monitoring and Implementation	Support	General support for the identification of monitoring process and several indicators of plan performance. These can be used in future monitoring reports to analyse what impact policies are having and therefore shape any future updates to the Neighbourhood Plan.		
Local Plans Team	Huntingdonshire District Council	B&M:36	Appendix 1. Design Codes	Have observations	In principle supportive of the localised design code with the following comments and observations. The Design Code is generally well-prepared and proportionate for a Neighbourhood Plan context and form good practice guidance. It successfully captures the locally distinctive qualities of both villages and provide a framework for shaping development that is sensitive to character and settlement form. The following suggestions are provided to strengthen clarity and usability of the code: 1. Extensions and Alterations: Most development in the villages is likely to come forward through incremental additions. A short section providing guidance on side extensions and maintaining spacing; dormers/roof alterations, and; outbuildings and garden structures is recommended, together with illustrations to help prevent the gradual erosion of character over time. This is important as policy BM5, as currently, worded would apply to householder applications. 2. Sustainability: HDC Urban Design have recently produced a Environmentally Sustainable Design and Construction Technical Advice Note (TAN) which has been prepared to support the Councils 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. The document does not create new policy but complements the Huntingdonshire Design Guide SPD (2017) and both the adopted and emerging Local Plans, providing clear steps to achieve climate resilience and biodiversity enhancement for development. It is recommended that this guidance is referred to in the sustainability codes section. 3. Under Healthy Design: B3 Space to Rest - where it is asked for seating, who is going to cover the cost of maintenance of such seating and ensuring sinking funds developed for the replacement at end of their life? Has the cost of this to the scheme been considered, this could impact the viability and delivery of sustainable development.		
Local Plans Team	Huntingdonshire District Council	B&M:39	Appendix 2. Flooding Events	Support	Supportive of this appendix documenting recent flooding events in Brington and Molesworth. This in addition to other sources of evidence of flooding events will help to ensure localised flood risk from fluvial and surface water is addressed in future planning applications.		
Local Plans Team	Huntingdonshire District Council	B&M:40	Appendix 3. Local Green Spaces	Support	Supportive of this appendix to evidence the appropriateness of each proposed local green space and how they meet the requirements set out in the NPPF.		
Tessa Saunders	Spatial & Strategic Planning Lead Anglian Water Services Ltd	B&M:41	Policy BM 6 - Addressing Climate Change	Support	Clause B of the policy sets out the water efficiency standards required for new development within the neighbourhood plan area. This aligns with the Shared Standards for Water Efficiency in Local Plans (published in June 2025) that sets out a collaborative and collective approach by Anglian Water, Cambridge Water, Essex & Suffolk Water, Affinity Water, the Environment Agency and Natural England, with the full endorsement of Water Resources East (WRE) as part of strengthening the Regional Water Resources Plan for Eastern England. It recommends that Local Planning Authorities (LPAs) include tighter water efficiency standards (up to 85 litres per person per day “ acceptable range between 85-95 l/p/d) in Local Plan policies to support a clean and sustainable supply of water - essential for growth and nature recovery.” Anglian Water is supportive of the clause requirements, and our Environmental Incentives Scheme helps to reduce the cost of connections to our water supply where properties can meet 90 l/p/d through fixtures and fittings (Tier 1) and/or include rainwater harvesting/greywater recycling systems (Tier 2). Further details can be found on our website: https://url.uk.m.mimecastprotect.com/s/aFoICK8KSmG2EYcvhwf5EyK5?domain=anglianwater.co.uk .	No	

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Tessa Saunders	Spatial & Strategic Planning Lead Anglian Water Services Ltd	B&M:43	Policy BM 10 - Flood Risk and Drainage	Support	Anglian Water agrees with Policy BM10 - Flood Risk and Drainage, to avoid discharge to foul sewers. Anglian Water will not accept surface water connections to the foul sewer All foul and surface water flows must be managed and discharged via separate systems. Anglian Water requires a sustainable drainage (SuDS) first approach, demonstrating compliance with the surface water drainage hierarchy in accordance with Building Regulations Part H. Customers (developers/applicants) must clearly demonstrate that all higher-order drainage options have been fully explored before any connection to the public sewer is considered. It is the developers responsibility to provide robust evidence confirming that the hierarchy has been followed and to demonstrate that alternative methods of disposal are not feasible. Early engagement with Anglian Water is strongly encouraged, particularly where there is potential for SuDS adoption or where a surface water sewer connection is proposed, to ensure that an appropriate and policy-compliant drainage strategy is agreed. Surface water policy: https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/surface-water-policy		
County Archaeologist	Archaeological Officer Cambridgeshire County Council Historic Environment Team	B&M:44	Overall comment on the Neighbourhood Plan	Have observations	Cambridgeshire County Council's Historic Environment Team (CHET) welcomes the emphasis on the historic settlement origins that is outlined in the Settlement and Landscape Character sections of the Neighbourhood Plan. This is reflected in the strengths section of the S.W.O.T analysis as well as in the Landscape, Conservation and Heritage section of the Vision and Objectives. This could be strengthened through greater emphasis on both designated and non-designated heritage assets, particularly in relation to the below-ground archaeological potential of the landscape. Greater knowledge of the archaeological assets could also allow for their consideration in Design codes, particularly for countryside views, tree planting, and the implementation of SUBs, as well as consideration in plans for Local Green Spaces (appendix 3). To the north of the parish, cropmark evidence indicates a series of enclosures which have been given a preliminary Iron Age date (Cambridgeshire Historic Environment Record reference 10915). There are various other rectilinear enclosures scattered across the parish, largely identified through English Heritage aerial photography, likely of a similar date (CHER refs. 00526, MCB25453, MCB29732, MCB29733 and MCB29734). North of RAF Molesworth, an enclosure system indicative of an Iron Age to Roman settlement (00333), partially straddles the proposed path of a Roman road from Huntingdon to Leicester (MCB30156). A cropmark of an earlier ring ditch is found in the north of Molesworth that possibly indicates earlier archaeological activity within the village boundary (CHER ref. 00319a) and the limited development-led archaeological investigation in Brington, at the Greens, identified an Iron Age ditch and pottery (CHER ref. MCB20194), potentially associated with cropmarks to the east of the village comprising a ring ditch and curvilinear and rectilinear enclosures (CHER ref. MCB29785 and MCB29786). The medieval origins of both villages are covered within the Neighbourhood Plan as it stands. From an archaeological perspective, particular notice should be brought to earthworks at the north extent of the Molesworth that identify the location of a moated manor, fishponds and a shrunken medieval village (CHER ref. 00319 and 00330). Cropmarks also indicate the settlement reduction on the eastern extent of the village neatly correlating to an spread of medieval ridge and furrow cultivation (CHER ref. 00331A). This pattern is seen surrounding the village which illustrates the likely extent of the medieval settlement (CHER refs. 00329, 00331A and MCB25452). This is reflected at Brington, with ridge and furrow evidence to the north, south and east (CHER ref. MCB25452). A significant portion of the parish is also occupied by RAF Molesworth, originally a WWII airfield and later Cold War missile base comprising various structures including Stanton and blast shelters with Officers quarters and Barracks to the north and south (CHER ref. CB15143, MCB29632, MCB29637 and MCB29638). The evidence above shows Brington and Molesworth benefit from a number of non-designated heritage assets which would benefit from a policy which addresses appropriate protections for below ground assets of archaeological interest. This should support Huntingdonshire Location Plan policy 34 alongside the NPPF, chapter 16. Policies should include a requirement to archaeologically evaluate proposed		

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					development sites with archaeological potential (not just where known assets are present) of any planning application, including precedent for evaluation prior to determination should the potential of the site be sufficiently high. Below-ground non-designated assets can also play an important role as landscape features in the development of settlement character and therefore we recommend that the steering group should contact Cambridgeshire County Council's Historic Environment Record (HER) to improve the evidence base in relation to below-ground historic environment assets within the Neighbourhood Plan document (archaeology@cambridgeshire.gov.uk).		