

**INDEPENDENT EXAMINATION OF THE
BRINGTON AND MOLESWORTH NEIGHBOURHOOD PLAN**

EXAMINER: Andrew Freeman BSc (Hons) DipTP DipEM FRTPI

Examination Ref: 01/AF/BMNP

Cllr. David Fryatt
Chair of Brington and Molesworth Parish Council

Natalie Elworthy
Senior Planning Policy Officer
Huntingdonshire District Council
Pathfinder House
St Marys Street
Huntingdon, PE29 3TN

Via email

23 July 2026

Dear Cllr. Fryatt and Ms Elworthy

Following the submission of the Brington and Molesworth Neighbourhood Plan (the Plan) for examination, I would like to clarify several initial procedural matters. I also have a number of questions for Huntingdonshire District Council and Brington and Molesworth Parish Council to which I would like to receive a written response(s) by **Wednesday 5 August 2026**.

1. Examination Documentation

I can confirm that I am satisfied that I have received the draft Plan and accompanying documentation, including the Consultation Statement; the Basic Conditions Statement; the Final SEA HRA¹ Screening Opinion for Brington and Molesworth Neighbourhood Plan; and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the draft Plan, I have not at this initial stage identified any very significant and obvious flaws in the Plan that might lead me to advise that the examination should not proceed.

2. Site Visit

I will aim to carry out a site visit to the neighbourhood plan area during week commencing 10 August 2026. The site visit will assist in my assessment of the draft Plan, including the issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

I may have some additional questions, following my site visit, which I will set out in writing should I require any further clarification.

3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing

¹ Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA).

should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

4. Further Clarification

From my initial assessment of the Plan and supporting documents, I have identified a number of matters where I require some additional information from Huntingdonshire District Council and Brington and Molesworth Parish Council.

I have 23 questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if you can seek to provide a written response(s) by **Wednesday 5 August 2026**.

5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within around 6 – 8 weeks of submission of the draft Plan. However, as I raised the annexed questions, I must provide you with sufficient opportunity to reply. Consequentially, the examination timetable may be extended. Please be assured that I will aim to mitigate any delay as far as is practicable. The IPe office team will seek to keep you updated on the anticipated delivery date of the draft report.

If you have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter and any subsequent response is placed on the Parish Council and Huntingdonshire District Council websites.

Thank you in advance for your assistance.

Yours sincerely

Andrew Freeman

Examiner

ANNEX

From my initial reading of the Brington and Molesworth Neighbourhood Development Plan, the supporting evidence and the representations that have been made to the Plan, I have the following questions for Huntingdonshire District Council and Brington and Molesworth Parish Council. I have requested the submission of responses by **Wednesday 3 August 2026**.

Where I am requesting additional clarification, suggested text and similar, this is with a view to informing the specific terms of any relevant examiner modification(s) that I may recommend. Accordingly, all of the points set out below flow from the requirement to satisfy the Basic Conditions.

Questions for Huntingdonshire District Council

1. Is all or any part of the neighbourhood area the subject of any local nature recovery strategy under Section 104 of the Environment Act 2021?

Questions for Brington and Molesworth Parish Council

2. If relevant, has the Plan been designed to take account of any local nature recovery strategy under Section 104 of the Environment Act 2021?
3. 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?
4. Please comment on the Regulation 16 representations of DLP Planning Ltd regarding appropriately planning for proportionate housing delivery within the Parish.
5. 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?
6. 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.
7. 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?
8. Policy BM 3 – shared ownership: Please comment on Huntingdonshire District Council’s suggestion that the first ownership tranche could be 25%.
9. Policy BM 3 – First Homes and Discounted Market Sale: Is the Parish Council able to say what the minimum discount would have to be?
10. Policy BM 4: Is the extent of the Molesworth and the Manor Farm employment area mapped anywhere?
11. Policy BM 4: Can “small-scale” be taken to be non-residential development that is below the threshold for “major development” (NPPF Glossary)?
12. Is Policy BM 5 intended to apply to *all* developments including householder applications and non-residential development?

13. Policy BM 5: Please provide me with a link to the Design Code Compliance Statement.
14. Policy BM 7: How is “*reasonable proximity* to Public Rights of Way” to be judged?
15. Policy BM 7: “the Parish’s rural walking, cycling, riding and wheeling network”: Is this identified anywhere (other than on Figure 13)?
16. 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?
17. 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?
18. Policy BM 8 – key community facilities: Are these defined anywhere? Are these the community facilities identified in Policy BM 11?
19. Policy BM 9: Please comment on the Regulation 16 representations of Huntingdonshire District Council.
20. Policy BM 9: Are the community facilities mapped anywhere?
21. Policy BM 12: Is it clear what the reasons are for designation?
22. Policy BM 12: Have the private owners of the Local Green Spaces been specifically consulted about designation (other than under Regulation 14)?² Please supply details of any objections received.
23. 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.

² 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.