

Report on the Alconbury Neighbourhood Plan 2025 - 2036

An Examination undertaken for Huntingdonshire District Council with the support of the Alconbury Parish Council on the submission version of the Plan.

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Main Findings - Executive Summary

From my examination of the Alconbury Neighbourhood Plan (the Plan/the ANP) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – the Alconbury Parish Council;
- The Plan has been prepared for an area properly designated as shown on Map 1 on page 7 of the Plan;
- The Plan specifies the period during which it is to take effect: 2025 - 2036; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Alconbury Neighbourhood Plan 2025 – 2036

- 1.1 The village of Alconbury lies in the shallow valley of the Alconbury Brook within a countryside setting just to the west of the A1(M) linking Peterborough to London. In 2021, the population of the Plan area was 1,464.¹
- 1.2 The preparation of the Neighbourhood Plan began in 2023 after initial discussions in June 2022. The Plan was submitted to Huntingdonshire District Council (HDC) on 6 March 2026 and represents about four years work by the Parish Council and the Neighbourhood Plan Working Party.

The Independent Examiner

- 1.3 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Alconbury Neighbourhood Plan by Huntingdonshire District Council (HDC), with the agreement of the Alconbury Parish Council (APC).

¹ 2021 Census: See paragraph 3.1.2 of the Plan.

- 1.4 I am a chartered town planner and former government Planning Inspector, with over fifty years' experience in planning and with extensive experience of examining neighbourhood plans. I am an independent examiner, and do not have an interest in any of the land that may be affected by the draft Plan.

The Scope of the Examination

- 1.5 As the independent examiner I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.6 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended)('the 1990 Act'). The examiner must consider:
- Whether the plan meets the Basic Conditions.
 - Whether the plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land and does not go beyond the scope of what may be included in a draft plan²;
 - it specifies the period during which it has effect;
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
 - it does not include provisions and policies for 'excluded development';
 - so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, it is designed to secure that the development and use of land in the neighbourhood area

² See s.38B(A1) and s.38B(2C)(a) of the 2004 Act.

contribute to the mitigation of, and adaptation to, climate change³; and

- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, it takes account of any local nature recovery strategy, under section 104 of the Environment Act 2021, that relates to all or part of the neighbourhood area.⁴

- Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended)('the 2012 Regulations').

1.7 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

1.8 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made⁵;
- be compatible with, and not breach, assimilated obligations⁶; and

³ This additional requirement was commenced on 25 March 2026 by virtue of *The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026*, which brought into force section 98 of the Levelling-up and Regeneration Act 2023.

⁴ See footnote above.

⁵ This Basic Condition applies from 25 March 2026 by virtue of *The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026*, which brought into force section 99 of the Levelling-up and Regeneration Act 2023. This replaces the former Basic Condition which required a neighbourhood plan to be in general conformity with the strategic policies of the development plan for the area.

⁶ See: The Retained EU Law (Revocation and Reform) Act 2023 (Consequential Amendment) Regulations 2023, which replaced the previous reference to 'EU' obligations.

- Meet prescribed conditions and comply with prescribed matters.
- 1.9 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.⁷

2. Approach to the Examination

Planning Policy Context

- 2.1 The Development Plan for this part of Huntingdonshire District Council, not including documents relating to excluded minerals and waste development, is the Huntingdonshire Local Plan (HLP), adopted in 2019.
- 2.2 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF). The Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented. A revised NPPF was published in December 2024 and a new NPPF was published in August 2026. However, the new version does not apply for the purposes of this examination.⁸ Unless otherwise stated, all references in the report are to the December 2024 NPPF and the accompanying PPG.

Submitted Documents

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including:
- the draft Alconbury Neighbourhood Plan 2025 -2036;
 - Map 1 on page 7 of the Plan which identifies the area to which the proposed Neighbourhood Development Plan relates;
 - the Consultation Statement (undated);
 - the Basic Conditions Statement (undated);
 - the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report (March 2025);
 - Alconbury Design Guide (March 2025);
 - all the representations that have been made in accordance with the Regulation 16 consultation; and
 - the joint response dated 6 August from the APC and HDC to my letter of 21 July 2026.⁹

⁷ This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

⁸ See the transitional arrangements provided by Annex A, Paragraph 6 of the August 2026 NPPF: [National Planning Policy Framework - GOV.UK](#)

⁹ View all the documents at:

<https://www.huntingdonshire.gov.uk/planning/neighbourhood-planning/>

Site Visit

- 2.4 I made an unaccompanied site visit to the Neighbourhood Plan Area on 14 July 2026 to familiarise myself with it, and visit relevant sites and areas referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

- 2.5 This examination has been dealt with by written representations. I considered a hearing session to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum.

Modifications

- 2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Alconbury Neighbourhood Plan has been prepared and submitted for examination by the Alconbury Parish Council, which is the qualifying body for an area that was designated by Huntingdonshire District Council in February 2023.
- 3.2 It is the only Neighbourhood Plan for the Alconbury Parish and does not relate to land outside the designated Neighbourhood Plan Area.

Plan Period

- 3.3 The Plan specifies clearly the period during which it is to take effect, which is from 2025 to 2036.

Neighbourhood Plan Preparation and Consultation

- 3.4 Details of the preparation of and the consultation on the Plan are contained in the Consultation Statement (CS) submitted with the Plan. Work commenced in 2022. The previous Parish Plan, developed in Alconbury Parish, dated 2006, was considered to be out of date and did not comply with the present neighbourhood planning statutory framework. A Working Party was formed. A community questionnaire was distributed as a hard copy to all Alconbury residents in 2023. The summary of the responses was posted on the APC website. A wide variety of means of communication with parishioners was employed, including Facebook and

the local Parish magazine. A stall was manned at the annual village fete and a public meeting took place in February 2025.

- 3.5 The Regulation 14 consultation took place between 6 June 2025 and 15 August 2025. A letter was sent to all residents. A drop-in session was held and the Parish Council were available at the village fete to answer questions. A full list of statutory consultees is at Appendix 9 of the CS. Appendix 12 summarises the comments from consultees and members of the public and the action taken.
- 3.6 Consultation under Regulation 16 took place between 11 May 2026 and 23 June 2026. 48 responses were received, including one from HDC. I confirm that the legal requirements have been met by the consultation process. In addition, there has been regard to the advice in the PPG on plan preparation and engagement.

Development and Use of Land

- 3.7 The Plan sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act and does not exceed the appropriate scope of a neighbourhood plan.¹⁰

Excluded Development

- 3.8 The Plan does not include provisions and policies for 'excluded development'.¹¹

Local Nature Recovery Strategy

- 3.9 There is a local nature recovery strategy (LNRS) (under section 104 of the Environment Act 2021) in place that relates to all or part of the Neighbourhood Plan Area, which is The Cambridgeshire and Peterborough Local Nature Recovery Strategy (LNRS) published in 2025. According to the published Local Habitat Map which supports the LNRS, no part of the Neighbourhood Area has been designated as an Area of Particular Importance for Biodiversity (APIB) or targeted for mapped nature recovery measures. An Interim Nature Recovery Network (INRN) for Huntingdonshire has also been prepared by the Wildlife Trust for Bedfordshire, Cambridgeshire & Northamptonshire and informs implementation of biodiversity policies and delivery of the LNRS. The INRN report identifies several priority areas, the only priority areas the report identifies that fall within the Neighbourhood Plan Area is the Great Ouse Valley and the river corridors of Alconbury Brook and Ellington Brook. In my assessment, I consider that none of the Plan's policies are in direct conflict with the LNRS strategy or the objectives of the INRN.

¹⁰ See s.38B(A1) and s.38B(2C)(a) of the 2004 Act.

¹¹ The meaning of 'excluded development' is set out in s.61K of the 1990 Act.

Climate Change

- 3.10 I am satisfied that overall, the Plan policies do not conflict with the aims of securing development which contributes to the mitigation of, and adaptation to, climate change.

Human Rights

- 3.11 The Basic Conditions Statement (BCS) notes that the Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been the subject of extensive consultation with local people who could be affected by its policies and their views have been taken into account in finalising the Plan. An assessment has been carried out on the policies in the Plan to ensure that the implementation of the Plan would not lead to increased inequalities or discrimination in the Neighbourhood Plan Area, in each of the protected characteristics categories as identified in the Equality Act 2010. The APC are satisfied that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998) and, from my independent assessment, I see no reason to disagree.

4. Compliance with the Basic Conditions

Assimilated Obligations

- 4.1 HDC made a determination in May 2025, concluding that the Alconbury Neighbourhood Plan will not have significant effects on the environment and, therefore, an assessment is not required. In relation to the Habitats Regulations Assessment, the determination concluded that as the Alconbury Neighbourhood Plan will not have an adverse effect on the integrity of any internationally designated sites either on its own or in combination with any other plans, an assessment is not required. Having read the combined Strategic Environmental Assessment and the Habitats Regulations Assessment Screening Report, together with the responses from statutory consultees¹², I support these conclusions.

Main Issues

- 4.2 Having considered whether the Plan complies with various procedural and legal requirements, it is now necessary to deal with whether it complies with the remaining Basic Conditions, particularly the regard it pays to national policy and guidance and the contribution it makes to the achievement of sustainable development. I test the Plan against the Basic Conditions by considering specific issues of compliance of all the Plan's policies.

¹² Historic England 1 dated May 2026; Environment Agency dated 28 April 2026; Natural England dated 1 May 2026.

- 4.3 As part of that assessment, I consider whether the policies are sufficiently clear and unambiguous, having regard to advice in the PPG. A neighbourhood plan policy should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.¹³
- 4.4 Accordingly, having regard to the Alconbury Neighbourhood Plan, the consultation responses, other evidence and the site visit, I consider that the main issues in this examination are whether the draft Plan's policies: (i) have regard to national policy and guidance; (ii) do not result in the development plan for the area proposing less housing development than would have been the case if the plan were not to be made; and (iii) would contribute to the achievement of sustainable development.

Vision and Objectives

- 4.5 The vision for the ANP is based on issues raised by the community during the initial stages of the consultation process. The succinct vision is set out at the beginning of Chapter 5 on page 33 of the Plan. Nine objectives have then been developed and which are listed on pages 33 and 34 to help to achieve the vision. The objectives provide the context for the eleven land use based policies organised into six broad themes.

Policy AL 1: A spatial strategy for Alconbury

- 4.6 The policy supports development within the built-up area of Alconbury village and outside the built-up area subject to three criteria. HDC suggest adding a fourth criterion which would enable development outside the built-up area where it accorded with the policies of the HLP, as follows: *"Proposals for development on land well-related to the built-up area will be considered subject to the provisions of Huntingdonshire Local Plan Policies LP 10 'The Countryside', LP19 'Rural Economy', LP22 'Local Services and Community Facilities', LP23 'Tourism and Recreation', LP33 'Rural Buildings' and LP38 'Water Related Development'."* I support the suggestion which would then enable Policy AL 1 to have regard to national guidance¹⁴ and would meet the Basic Conditions. **(PM1)**

Policy AL 2: Protecting and enhancing Alconbury's landscape and settlement character

- 4.7 Policy AL 2 seeks to protect and enhance the landscape and settlement character of Alconbury. In order to be positive and proactive towards development, I agree that the amendment suggested by HDC in their Regulation 16 representation is preferable to the version I canvassed in my questions. However, with this recommendation, the second and third bullet points of AL 2 Clause 1 should be combined to: *"Development at*

¹³ PPG Reference ID: 41-041-20140306.

¹⁴ NPPF: paragraphs 61, 82 and 84.

Sensitive Settlement Edges and Important Village Gateways (see Map 6) must demonstrate how they do not adversely impact and where possible enhance their contribution to rural character and Alconbury's distinctive landscape and settlement character". The policy would then enable Policy AL 2 to have regard to national guidance¹⁵ and meet the Basic Conditions. **(PM2)**. I have no comments or concerns regarding the Locally Important Views identified in Appendix 1.

Policy AL 3: Conserving and enhancing Alconbury's non-designated heritage assets

- 4.8 Policy AL 3 aims to conserve and enhance non designated heritage assets (NDHA) in the Plan area. The policy has regard to national guidance¹⁶ and meets the Basic Conditions, subject to the correction of one error¹⁷ which is the deletion of the second mention of "Ridge and Furrow" from the list of NDHA in Clause 1. **(PM3)**

Policy AL 4: Alconbury's Local Green Spaces

- 4.9 Policy AL 4 defines seven Local Green Spaces (LGS) and two Other Green Spaces (OGS). LGS 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.¹⁸
- LGS should also be capable of enduring beyond the end of the Plan period.¹⁹
- 4.10 I queried the policy difference between the two types of Green Space and I am content with the explanation from HDC. There was an objection to the inclusion of OGS 1 "The Cow Field", but I agree with APC that the area is part of the local character and rural setting for the village, due partly, in my opinion, to its slightly elevated position in mostly level surroundings. Overall, I am thus satisfied that the proposed LGS designations meet the criteria and other considerations for designation, as set out in Paragraphs 106 to 108 of the NPPF. I also agree that the two Other Green Spaces be defined in the terms proposed in order to recognise their importance to

¹⁵ NPPF: paragraph 187.

¹⁶ NPPF: paragraph 216.

¹⁷ Modifications for the purpose of correcting errors is provided for in Paragraph 13(1)(e) of Schedule A2 to the 2004 Act.

¹⁸ NPPF: paragraph 107.

¹⁹ NPPF: paragraph 106.

the community. Therefore, the policy has regard to national guidance²⁰ and meets the Basic Conditions.

Policy AL 5: Delivering high quality design that is sensitive to Alconbury's distinctive character

- 4.11 Policy AL 5 sets out a series of Design Principles for delivering high quality design. I queried whether the principles applied exclusively to residential development and was informed by HDC that the Alconbury Design Guide introduction states that it applies to all new development proposals within the Neighbourhood Area. Furthermore, this is reinforced in Section A8, which addresses the re-purposing of agricultural buildings for non-residential uses. Accordingly, rather than including the phrase "where appropriate", I shall not recommend any modification. The evidence base does not support treating the Design Guide as applicable only to residential development. The policy has regard to national guidance²¹ and meets the Basic Conditions.

Policy AL 6: Addressing flood risk appropriately when development is proposed via a planning application

- 4.12 Policy AL 6 considers development and flood risk. HDC commented that Clause 1 could mean that new buildings in the village centre which would otherwise be sustainable, would not be supported, even though national and local plan tests on flood risk could be met. To satisfy that valid concern, I shall recommend a revision to Clause 1.b) to become: *"development which would satisfy the tests of Huntingdonshire Local Plan Policy LP5."* Additionally, HDC stated that, in Clause 3, the requirement to incorporate sustainable drainage for all development proposals, even householder extensions no matter the location, is an onerous requirement that exceeds national and local policy. I agree and shall recommend a modification to include *"appropriate sustainable drainage systems"* within the first rephrased bullet point to link the particular drainage systems employed to the scale of the development. Furthermore, *"Anglian Water"* should be added to the list of relevant stakeholders in the third bullet point of Clause 2. Incorporating these recommended modifications, Policy AL 6 would have regard to national guidance²² and meet the Basic Conditions. **(PM4)**

Policy AL 7: Maintaining well connected neighbourhoods and addressing barriers to moving around the village more safely using active travel choices

- 4.13 The aim of Policy AL 7 is to enhance and increase walkable routes between residential areas and village services, and safe and attractive off-road routes linking Alconbury village with neighbouring settlements. Subject to the inclusion of *"location"* in the first phrase of Clause 5, I agree that the policy would directly, fairly and reasonably relate to

²⁰ NPPF: paragraphs 106 – 108.

²¹ NPPF: Section 12.

²² NPPF: paragraphs 162, 170, 181 and 182.

development where off-site contributions could be secured. The policy would then have regard to national guidance²³ and meet the Basic Conditions. **(PM5)**

Policy AL 8: Protecting and enhancing the provision of rural routes for non-motorised users in the Parish

- 4.14 Policy AL 8 seeks the protection of all rural routes with the Plan area. I agree with the comments of HDC that not all development proposals will have a direct impact or relationship on these routes and so it would not be appropriate to require them to contribute to these enhancements. Therefore, I shall recommend the inclusion of "*where appropriate*" within the second sentence of Clause 1. The policy would then have regard to national guidance²⁴ and meet the Basic Conditions. **(PM6)**

Policy AL 9: Alconbury's local services and community facilities

- 4.15 Policy AL 9 supports the community facilities listed in Clause 1, a locational map of which has now been helpfully submitted for inclusion by APC. Responding to comments from HDC about the policy, APC supported the revisions suggested by the District Council, with which I agree and shall recommend as a modification. **(PM7)** The policy would then have regard to national guidance²⁵ and meet the Basic Conditions.

Policy AL 10: Alconbury community infrastructure priorities

- 4.16 Policy AL 10 describes priorities for the provision of new and improved infrastructure about which the suggested revision to Clause 2 by HDC has the support of APC. I agree with the revision which I shall recommend as a modification. **(PM8)** The policy would then have regard to national guidance²⁶ and meet the Basic Conditions.

Policy AL 11: Protecting and enhancing Alconbury's natural environment

- 4.17 Policy AL 11 aims to protect and enhance the natural environment. Following criticisms of some details of the policy by HDC, I shall recommend that Clause 3 is modified by the inclusion of "*where appropriate, ...*" and the removal of the final sentence of Clause 3 from the policy to the reasoned justification. **(PM9)** The policy would then have regard to national guidance²⁷ and meet the Basic Conditions.

Appendix 3: Design Guidance and Appendix 4: Design Checklist

²³ NPPF: paragraphs 109 – 111.

²⁴ NPPF: paragraphs 105.

²⁵ NPPF: paragraphs 8b) and 98.

²⁶ NPPF: paragraphs 29 and 199.

²⁷ NPPF: paragraph 198.

- 4.18 Appendices 3 and 4 each derive from the Alconbury Design Guide 2025, which was a document publicised on the HDC Neighbourhood Plan Regulation 16 web site, but which does not form part of the Development Plan. APC has responded to comments made by HDC about the Guidance, the Checklist and the Design Guide including a proposal, to which I am sympathetic, that an Addendum to the guidance be produced which could include the HDC suggested amendments and correct any typographical or formatting errors. I also recognise that changes to Appendices 3 and 4 might incur either a conflict with, or an ambiguity within, the Design Guide. Therefore, I shall not recommend modifications to either Appendix 3, Appendix 4 or the Alconbury Design Guide.
- 4.19 In so doing, I recognise that Policy AL 5 states that applicants should be “guided” by the Design Guide; and “informed” by the design principles set out in Appendix 3; using “wherever applicable the Alconbury Design Checklist as provided in Appendix 4”. I consider that, although the advice to applicants is strongly and appropriately phrased, it also provides sufficient flexibility for variations to be argued should the need arise. I shall recommend that an Addendum to Appendices 3 and 4 should be produced for the reasons outlined above. **(PM10)**

Alterations to the Text

- 4.20 A consequence of the acceptance of the modifications would be that amendments might have to be made to the explanation within the Plan in order to make it logical. Other amendments might also include minor contextual updates, correcting minor inaccuracies or typographical errors, cross referencing and any renumbering of paragraphs and policies. None of these alterations would affect the ability of the Plan to meet the Basic Conditions and could be undertaken as minor, non-material changes.²⁸

Community Action Points

- 4.21 Section 7 contains a short list of actions to be carried out by the Parish Council. These are outlined in Section 5 of the Plan: improving play equipment; supporting the work of the Alconbury Brook Flood Group and promoting walkable routes between residential areas and village services. They are described in more detail in Section 7. These are items which the community is seeking but cannot be delivered through planning policies, which are not considered as part of the examination and which will not form part of the statutory Development Plan. Nevertheless, they represent aspirations or actions which would benefit the community and demonstrate one of the valuable associated attributes of the neighbourhood planning process.²⁹

5. Conclusions

²⁸ PPG Reference ID: 41-106-20190509.

²⁹ PPG Reference ID: 41-004-20190509.

Summary

- 5.1 The Alconbury Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard to all the responses made following consultation on the Neighbourhood Plan, and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The Plan as modified has no policy or proposals which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary and which would require the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

Overview

- 5.4 The Alconbury Parish Council, the Neighbourhood Plan Working Party and other voluntary contributors are to be commended for producing a succinct and comprehensive Plan. The Plan benefitted greatly from the Regulation 16 comments from HDC and from the constructive and cooperative attitude by HDC and APC to answering my questions. Subject to the recommended modifications, the Neighbourhood Plan will make a positive contribution to the Development Plan for the area.

Andrew Mead

Examiner

Appendix: Modifications

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Policy AL 1	Add a fourth bullet point to Clause 2: <i>"Proposals for development on land well-related to the built-up area will be considered subject to the provisions of Huntingdonshire Local Plan Policies LP10 'The Countryside', LP19 'Rural Economy', LP22 'Local Services and Community Facilities', LP23 'Tourism and Recreation', LP33 'Rural Buildings' and LP38 'Water Related Development'."</i>
PM2	Policy AL 2	Combine the second and third bullet points bullet points in Clause 1 to: <i>"Development at Sensitive Settlement Edges and Important Village Gateways (see Map 6) must demonstrate how they do not adversely impact and where possible enhance their contribution to rural character and Alconbury's distinctive landscape and settlement character."</i>
PM3	Policy AL 3	Delete the second "Ridge and Furrow" from the list in Clause1.
PM4	Policy AL 6	Delete Clause 1.b) and substitute: <i>"development which would satisfy the tests of Huntingdonshire Local Plan Policy LP5."</i> Clause 2 add <i>"Anglian Water"</i> to the list of relevant stakeholders in the third bullet point. Amend Clause 3 and the first bullet point to: <i>"For all new build development proposals, regardless of scale or location:"</i>

		<i>The incorporation of appropriate sustainable drainage systems will be required in line with current guidance unless it is demonstrated that drainage on or around the site will not be affected by the proposal</i>. The second bullet point remains as drafted.
PM5	Policy AL 7	Amend Clause 5 to: <i>"Where necessary, to deliver sustainable development and where directly, fairly and reasonably related in scale, location and kind to the proposed development, etc."</i>
PM6	Policy AL 8	Amend the second sentence of Clause 1 to: <i>"Where appropriate, development proposals should safeguard this network and where possible enhance it."</i>
PM7	Policy AL 9	Delete Clause 3 and substitute: <i>"Development proposals requiring planning permission and resulting in the loss of the pub (Use Class Sui Generis), or the shop, the Memorial Hall (Use Class F.2) will only be supported where the criteria within Huntingdonshire Local Plan Policy LP22 are met."</i> Add a fourth Clause: <i>"4. Development proposals that result in the provision of new or enhanced community assets will be supported subject to their compliance with other development plan policies."</i> Include the map and key: <i>"Local Services and Community Facilities"</i> adjacent to Policy AL 9.
PM8	Policy AL 10	Delete Clause 2 and substitute: <i>"All development proposals should contribute towards infrastructure"</i>

		<i>priorities, where they are necessary to make the development acceptable and where they are directly, fairly and reasonably related in scale and kind to the development in compliance with Huntingdonshire Local Plan Policy LP4 Contributing to Infrastructure Delivery and the Developer Contributions SPD (or successor documents)."</i>
PM9	Policy AL 11	Amend Clause 3 to: <i>"Where appropriate, proposals should take opportunities ... etc."</i> Remove the final sentence of Clause 3 and include it in the reasoned justification.
PM10	Appendix 3 Appendix 4	An Addendum to Appendices 3 and 4 should be produced by Alconbury Parish Council which incorporates the modifications sought by Huntingdonshire District Council but which are also compatible with the Alconbury Design Guide 2025.