



# **Tugby & Keythorpe Neighbourhood Plan**

**2021 - 2031**

**Submission version**

**November 2021**



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## Foreword

The Localism Act 2011 gave residents the power to shape the future of their communities by putting neighbourhood plans at the heart of a new planning system. Under the Act, councils and local people are able to make decisions about the impact of many aspects of future development, its design and location.

Tugby and Keythorpe Parish Council, made the decision to embrace these new powers and to draw up the 'Neighbourhood Plan', which will help to direct development across the whole parish over the lifetime of the Harborough District Council Development Plan (up to 2031). Provision is made for the Neighbourhood Plan to be kept 'live'. It will be regularly monitored and formally reviewed every 5 years or whenever there is a significant change in the Development Plan.

Our Neighbourhood Plan provides a local framework for future development, which must be taken into account when planning applications in the Designated Area are determined. It has been compiled by local residents and a Neighbourhood Plan Steering Group as a formal committee reporting to the Parish Council.

Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Planning Authority and the Government's National Planning Policy Framework (NPPF) 2021.

The preparation of our Neighbourhood Plan has seen many local consultations and surveys. The Steering Group has met regularly, welcoming the public to its meetings and directing the work of separately established Theme Groups whose role it has been to develop the policies that are appropriate and meaningful to the people who live and work in our community.

The Plan, as a statutory document, will give residents a real influence in decisions on the location, character, sustainability and scope of new development and recognises the community's aspirations.

The Neighbourhood Plan is a legal document that forms part of the statutory Development Plan for Harborough District. Planning decisions by Harborough District Council will be made having taken the Plan into account. Our policies, as stated in the Plan, will take priority over non-strategic policies in the Local Plan, giving our community a real and lasting tool to influence the future of our neighbourhood.

**Simon Cowan**  
Chair, Neighbourhood Plan  
Steering Group

**Gail Squire**  
Chair, Tugby and Keythorpe  
Parish Council



# 1 About this Neighbourhood Plan

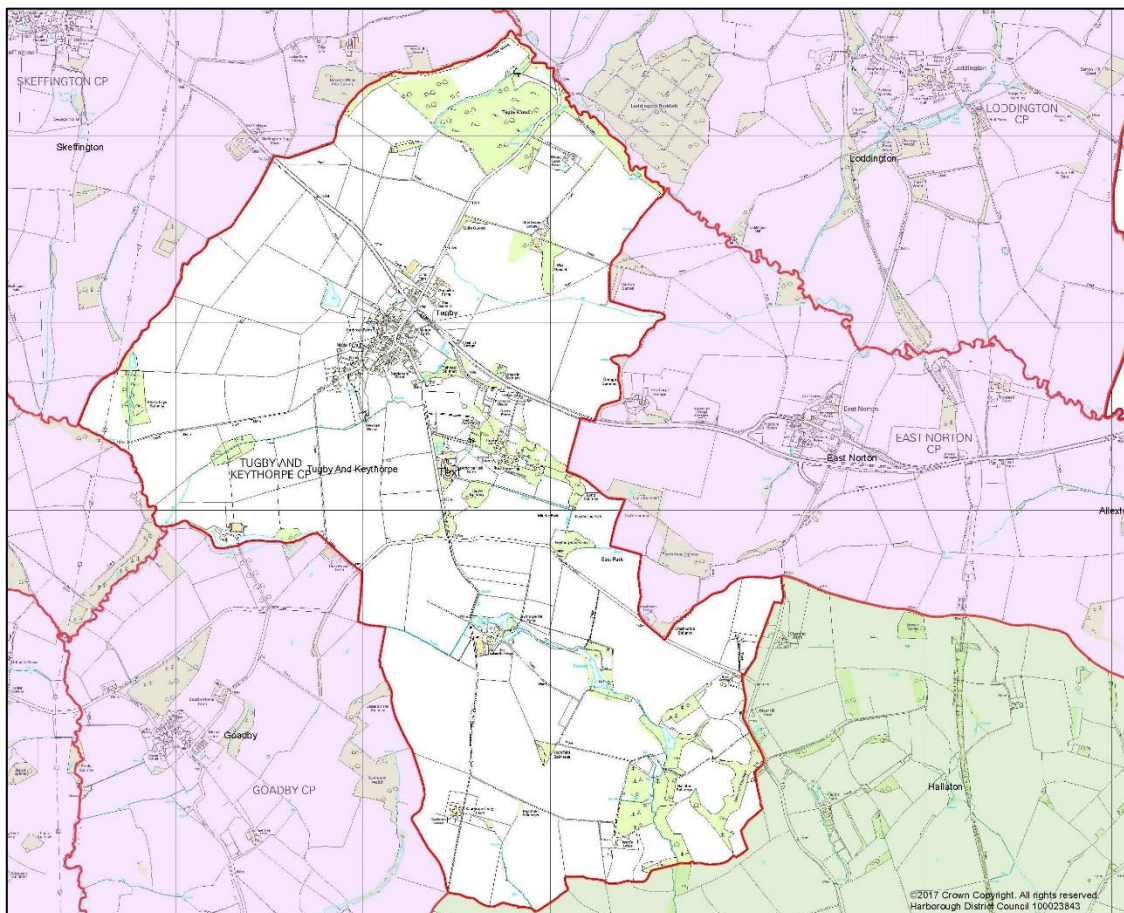
## Background

Neighbourhood Plans give local communities a much greater opportunity to influence future development in their areas. The NPPF is the Government's 'bible' on planning issues. It states that 'Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.'

The Tugby and Keythorpe Neighbourhood Plan will sit alongside, and be aligned with, the Harborough Local Plan, adopted in April 2019. It cannot undermine its strategic policies contained within the Local Plan or the Leicestershire Minerals and Waste Local Plan adopted in September 2019. Other than that, the Tugby and Keythorpe Neighbourhood Plan is able to shape and direct sustainable development in the Parish. Once approved, the policies it contains will take precedence over non-strategic policies in the Local Plan.

On 8 November 2017, Harborough District Council approved the application for designation as a Neighbourhood Plan area. The area to be covered by the Plan is defined by the Parish boundary (see Figure 1).

**Figure 1 – Neighbourhood Area. Designated on 8 November 2017 (Harborough District Council map)**



## Neighbourhood Plan Steering Group

The Neighbourhood Plan Steering Group was fully established by the Parish Council and held its inaugural meeting on 12 October 2018. This group comprises both Parish Councillors and other volunteers from the community. The Committee members were approved by the Parish Council and given the authority and responsibility to deliver the Plan. The Group has worked hard to drive the process forward, assisted by YourLocale Neighbourhood Plan consultancy.

Three Theme Groups of local volunteers were formed through the process of delivering the Neighbourhood Plan to draw up policies that will inform and guide the future development within the Plan area. They focussed on the following Themes:

- Housing and the Built Environment
- The Natural and Historic Environment
- Community Sustainability – employment, transport and community facilities

The groups were guided by facilitators provided by YourLocale. They reported back to the Steering Group, met regularly and gathered information to support the formation of the emerging Neighbourhood Plan policies. Much of the information, which supported the decisions and provided an evidence base, has been gleaned from the extensive research, consultation and local knowledge of the group members.

## Tugby and Keythorpe Parish

The village of Tugby lies some 12 miles from Leicester (to the east) and 14 miles from Market Harborough (south). The parish lies on the A47 that connects Leicester to Uppingham, with the latter being the parish's nearest town only 7 miles away. It sits in the rolling landscape of the Leicestershire Wolds referred to as High Leicestershire.

Tugby means Toki's village. In the Domesday Book 'Tochi or Toki son of Outi held Tugby for the King as part of a much larger estate. Toki, a great Saxon thegn [an aristocratic retainer of a king or nobleman in Anglo-Saxon England stretching across 5 midlands counties]. Professor W G Hoskins states there can be little doubt that it was Toki, who built the first church at Tugby. Although Toki gave his name to the village, there is clear evidence of Tugby's existence as an Anglo-Saxon village

However much earlier evidence of a Neolithic settlement in Tugby has been found with a cup and ringed stone discovered in 1962 and sited just west of the church. This may indicate this hilltop was used as a pre-Christian place of worship. Isolated pagan burials have also been found in Tugby. In the past 4 decades, watching archaeological briefs have also uncovered numerous roman and early medieval artefacts: on Wellfield, Spinney Nook, Manor Farm and Keythorpe Hall.

The only three Leicestershire churches dedicated to St Thomas Becket are on the crossings of important pilgrimage route-ways. Tugby, like its close neighbour Skeffington is on the east-west pilgrimage route to Walsingham via the modern A47. Tugby's location, also on a separate north/south route-way, would have made it an important stopping place for pilgrims.

The parish church is on the west side of Main Street, around 100m south of the junction with the A47 Uppingham Road. The lower tower is pre-Conquest. From the tower roof there is a commanding 360 degree view of surrounding countryside. From the church, the land slopes quite steeply down through the newer parts of the village. The village itself has changed very little in size and shape since early medieval times.



Nearby settlements include Skeffington and Loddington to the north, East Norton to the east, Hallaton to the south, whilst Goadby and Rolleston lie to the west. Numerous streams, brooks, small lakes and woods/spinneys can be found within the parish, The Eye Brook forms the northern border as it flows south-east towards Eye Brook Reservoir.

The extent of the built environment has changed little since the 19th century, with the largest development in recent decades being on Wellfield Close (18 houses), built during the 1970's. As such, Tugby Conservation Area is composed of a roughly U-shaped form (Main Street and Hallaton Road) in order to avoid this new area. Tugby has seen its services and facilities erode considerably over time, with a pub, Post Office and Bakery all recently being converted into private residences.



## Census 2011 information

At the time of the 2011 Census, the Tugby and Keythorpe Parish was home to around 330 residents living in 136 households. Analysis of the Census suggests that between 2001 and 2011 the local area population increased by around 5% (16 people). During this period, it is estimated the number of dwellings increased by 10% (12).

There is evidence of a higher than average representation of older residents living in the Parish with over 23% of residents aged 65 and over which is higher than the district, region and national averages. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are very high with around 85% of households owning their homes outright or with a mortgage or loan and at 5% the share of households living in social rented accommodation is very low when compared with regional and national rates.

There is evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a predominance of large detached and high value housing. There is an under representation of housing for single people with just 1% of dwellings having one bedroom.

Land Registry data indicates there has been some new build housing market activity over recent years, but this has been predominantly high value detached housing.

Deprivation is not a significant issue in the local area but house price data suggests that some residents may find it difficult to access owner-occupation or access the private rental market

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## 2 The Consultation Process

The decision to undertake a Neighbourhood Plan was made by the Parish Council in late 2017.

The Parish Council appointed a Neighbourhood Plan Steering Group whose mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and prepare the Plan for consideration and ultimately approval by Tugby and Keythorpe Parish Council. A detailed chronology of the approach to consultation and the outcomes is contained within the Consultation Statement that is included as appendix B of the Submission Neighbourhood Plan.

An Information Evening took place at the Church on 17 April 2018 attended by an Officer from Harborough District Council. 45 Parishioners were in attendance. A further open event took place at the School fete on 8 June, where people could see the issues to be considered by the Neighbourhood Plan and were invited to get involved.

The Steering Group also gathered statistical information about the parish from a range of sources to provide a body of evidence on which to base the Plan's emerging Policies.



From June 2019 onwards, 'Theme Groups' were formed of members of the Steering Group along with other residents and stakeholders. The groups were launched at a meeting held on 26 June 2019 and met on numerous occasions over the following 9 months and gathered the evidence needed to progress ideas and to formulate policies. The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Steering Group and from research and evidence collected.



Throughout the Plan's development the Steering Group has liaised with officers from Harborough District Council to ensure that emerging policies are in general conformity with the emerging Local Plan and Adopted Core Strategy.



Further consultation activities followed as the Neighbourhood Plan progressed.

As part of the work of the Housing Theme Group, all landowners in the Parish were written to, to determine their aspirations for development. This was followed by a detailed site assessment process which helped determine the most appropriate sites for residential development.

As further open events were not possible because of the Coronavirus, an Executive Summary was distributed within the village to draw attention to the Neighbourhood Plan and to invite comment through Regulation 14 consultation.

### 3. A Plan for Tugby and Keythorpe Parish

The policies of the Tugby and Keythorpe Neighbourhood Plan are set within the context of the plan-making framework for England. The scope and content of the Tugby and Keythorpe Neighbourhood Plan has been shaped by the priorities and aspirations of the local community, led by the Parish Council's Neighbourhood Plan Steering Group. This Plan covers the period up to 2031.

In drawing up this Plan, the following vision and objectives have been prepared:

#### A Vision for 2031

With its long history, its boundaries unchanged for over five hundred years and an unrivalled rural location high on the A47 ridge, Tugby & Keythorpe is a thriving, vibrant community respecting the past and looking forward to the future.

Parishioners and stakeholders opinions will make an important contribution to our Neighbourhood Plan development. The aim of this is to ensure that any development undertaken is done in a way that meets expectations and makes the village the best it can be in which to live and work, now and in the future.

#### This will be achieved by:

- a) Confirming the Limits to Development for the village of Tugby, within which limited, proportionate, timely and sustainable residential development will be supported;
- b) identifying appropriate sites for residential development that meet a local need, endorsing developments in environmentally acceptable locations that have a positive effect on the sustainability and environment of the parish, including those that mitigate climate change and reduce the village carbon footprint;
- c) Promoting good design;
- d) maintaining and enhancing where possible the high-quality natural environment with protected wildlife interests;
- e) protecting open spaces that are important to the community and/or wildlife;
- f) safeguarding important community facilities;
- g) enhancing and supporting the rural economy through providing an environment for local businesses and home working to flourish in a modern digital age and supporting rural businesses appropriate to the Neighbourhood Area.

## Planning Context

The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012. The Regulations have informed the preparation of policies for the Tugby Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- Contributes to the achievement of sustainable development.
- Is in general conformity with the strategic policies of the Harborough Local Plan and Leicestershire Minerals and Waste Local Plan and has regard for the policies contained within the NPPF, as well as meeting a range of EU obligations.

## Sustainable Development in Tugby and Keythorpe

A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

### An economic role

Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

The community of Tugby and Keythorpe is primarily residential, but there is a strong desire to safeguard its employment locations, including the farming community. We therefore wish to retain the current level of employment and develop it further where possible and appropriate.

### A social role

Supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

The Tugby and Keythorpe Neighbourhood Plan seeks to deliver the development required in the Parish and to ensure that any new housing delivers a mix of housing types to meet the needs of present and future generations and supports the community's health as well as its social and cultural wellbeing.

The provision of bungalows for older people as well as some smaller and more affordable homes would be welcome. We are also seeking to support and enhance existing community facilities.

## An environmental role

Contributing to protecting and enhancing our natural, built and historic environment. As part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy. In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Special open spaces within the Neighbourhood Area are protected from development, to protect the village identity and retain the rural nature of its surroundings;
- Development preserves and contributes to the attractive local countryside including replacement of any natural boundaries lost, improvement of existing hedging and encouraging new planting.
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging to boundaries of new developments



## 4 Housing and the Built Environment

### Introduction

One of the keyways in which the planning system can ensure sustainable development is to direct residential and employment growth to the most sustainable locations.

This is a core principle of the NPPF, which promotes “guiding developments towards sustainable solutions but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area” (para 9). It is also at the heart of the Harborough Local Plan which seeks to direct growth to the most sustainable settlements based on a Settlement Hierarchy.

Tugby village has a long and illustrious history and is a high value and high demand settlement in housing terms. It is designated as a selected rural village in the Harborough local Plan where the settlement hierarchy policy is for development to continue to be carefully controlled. Its street plan reflects its ancient origins and there are a large number of high-quality older properties, many of which are listed. Within the parish there are many working farms of various sizes which farm the land spreading outwards from the built form of the village core. Keythorpe is at the bottom of the settlement hierarchy and is classed as countryside.

Maintaining and improving the unique environmental aspects of the Parish within its wider setting whilst also meeting the identified housing need are key housing priorities in the Neighbourhood Plan.

### Tugby & Keythorpe in numbers

A detailed analysis of the 2011 census data, data from the Land Registry 1995-2015 and the executive summary of the Leicester and Leicestershire Housing and Economic Needs Assessment (HEDNA) are available as appendices (Ci and Cii/D). An analysis of this data demonstrates that in 2011 Tugby & Keythorpe had a population of 330 residents living in 136 households, with two vacant dwellings.

Land registry data (see appendix Cii) shows there were 130 property sales between 1995 and 2018 and seventeen of these were new build units, a building rate of about a property per year. The seventeen new build units were all houses, fifteen being detached and two being semi-detached. It should be noted that not all new builds will be captured in the land registry price paid data, for example some conversions and social housing units may be excluded.

### Housing Provision

The Harborough Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for future residential and economic development. On the basis of this hierarchy, Tugby is classified as a ‘selected rural village’ which the Local Plan defines as “Settlements

suitable for rural development on a smaller scale than Rural Centres reflecting their limited services and facilities. Development should be primarily in the form of small-scale infill developments or limited extensions to help address economic, social or community objectives. This could include schemes to enable more social housing, small-scale market housing and development aimed at meeting the needs of local people.” There is no housing requirement for Keythorpe.

In terms of provision the Leicester and Leicestershire Local Authorities (including Harborough District Council) and the Local Enterprise Partnership (LEP) commissioned a Housing and Economic Development Needs Assessment (HEDNA) analysis from G L Hearn to assess future housing needs, the scale of future economic growth and the quantity of land and floor-space required between 2011 and 2031/36. The report provided the evidence base for the 2019 approved HDC local development plan. The HEDNA study was published in January 2017 and revealed an increase in housing need from earlier projections and this has since increased further by local issues including the Leicester Housing Market Assessment 2017 which identified Leicester City as being unable to accommodate its own housing need requirement based on the HEDNA figures. The LEP have also signed a “memorandum of understanding” with all of the relevant local planning authorities committing them to collectively deliver this forecast housing need by 2031.

As the Harborough Local Plan states “The full objectively assessed housing need (OAN) for the Leicester and Leicestershire HMA is 4,829 dwellings per annum between 2011 and 2031 (96,580 total) and for the District is an additional 532 dwellings per annum between 2011 and 2031 (HEDNA), giving a total plan requirement across the 20-year plan period of 10,640 dwellings”. In addition, the Local Plan incorporates a 20% buffer and therefore makes provision for 12,800 dwellings from 2011 to 2031. Of this, 8,792 have been built or committed through granting of planning permission or through allocation in neighbourhood plans with a further 225 anticipated on windfall sites, resulting in a residual requirement of 3,975 dwellings.

Harborough District Council then apportioned this District-wide housing provision target in line with the settlement hierarchy which gave a minimum target number of residential dwellings required to be built by 2031 and was set by the District Council for Tugby at 15 units. Taking into account those further dwellings with a planning consent, the up-to-date target has been confirmed with Harborough District Council as being five units. The Parish Council has agreed that to “future proof” the Neighbourhood Plan a small number of additional units would be supported to address any future increase in housing need.

This new build target is in addition to windfall units that have provided an average of about one unit every two years over the last ten years.

## Residential Allocation

The latest District Council strategic housing and land availability assessment (SHLAA) had only offered one large site that was confirmed by the local planning authority to be “not currently developable”. It was therefore agreed that the Parish Council would issue a “call for residential sites”

in order to capture local interest amongst landowners for future development. The aim was to establish the availability of adequate and appropriate land for residential development to provide for the minimum of an additional six residential units by 2031. A letter and questionnaire were advertised and circulated, including on the parish noticeboard and a very positive response was received from local landowners and site sponsors and developers.

In total, landowners, developers and site sponsors offered 10 potentially suitable sites that would yield over 500 units. One of these sites was remote from the built-up area and not assessed. Nine sites were then subjected to a professional Sustainable Site Assessment (SSA) exercise conducted by YourLocale against 28 scoring criteria agreed with the Housing Theme Group members. The detailed SSA process that was undertaken is described in detail at Appendix E.

The parties were consulted upon the draft SSA reports and two site sponsors reduced the size of the land being offered with a corresponding reduction in the yield from these sites.

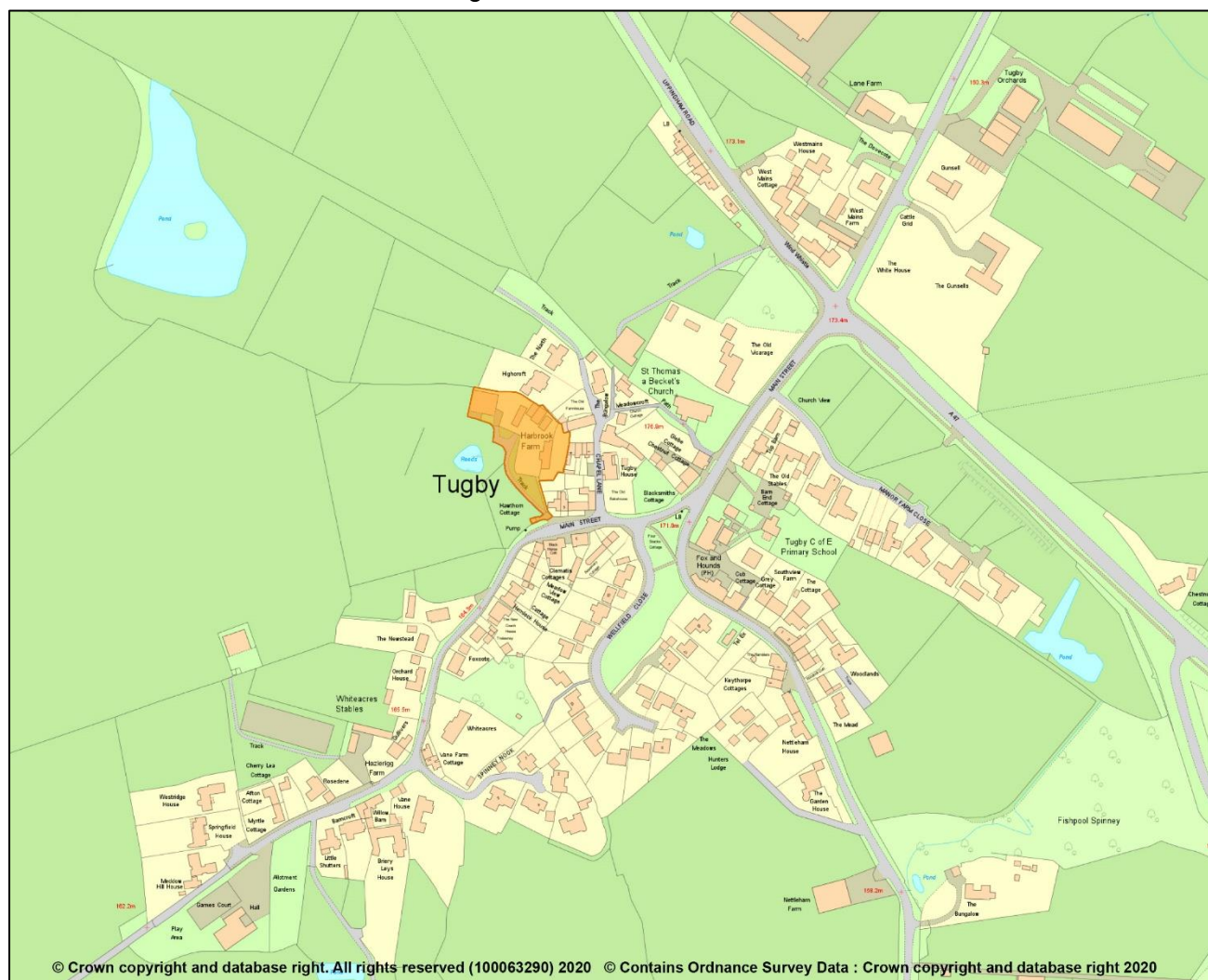
As a result of this exercise, the additional housing that will meet a local need has been secured by allocating a small site for 8 dwellings, to both meet this need and to help support local services.

**POLICY H1: Residential site allocation - Land is allocated at Harbrook Farm for residential development as shown in figure 2 below.**

**Development will be supported subject to the following planning criteria being met:**

- a) The development will provide for around eleven dwellings;
- b) A minimum of 40% of the dwellings will be affordable;
- c) The existing green assets and planting will be retained within a sensitive design solution;
- d) The affordable housing mix shall be in line with Policy H4;
- e) The design of the scheme shall comply with Policy H5 and achieve the standards specified in the village design guide;
- f) The design and elevational treatment will be of a high quality so as not to undermine the setting and be sensitive to the heritage aspects of the site;
- g) the mix of housing shall be in line with the latest independently assessed housing needs for the area;
- h) The development will not create an adverse impact on the character of the area, or the amenity of neighbouring dwellings or future occupiers of the development;
- i) A footpath and vehicular link will be designed in accordance with the Leicestershire Highway Design Guide to Main Street to serve the site; and
- j) The whole of the site should be planned and developed as a single, comprehensive and well-designed scheme.

Figure 2 – Residential allocation



## Limits to development

Limits to development (LTD) are a commonly used tool in planning documents such as Neighbourhood and Local Plans. They are used to define the extent of a built - up part of a settlement accommodating sustainable growth locations. They distinguish between areas where in planning terms development would be acceptable “in principle” such as in the main settlement and where it would not be “sustainable”, such as in the open countryside.

The Harborough Local Plan has removed LTD in favour of criteria-based policies. the Neighbourhood Plan proposes to designate a LTD for the village of Tugby. The proposed LTD is shown below in Figure 3 and was agreed following widespread community consultation.

Focusing limited development in this way will help to support the existing services, the pub, school and church, whilst helping to protect the countryside from inappropriate development.

Within the defined LTD, small scale sustainable development will be viewed sympathetically. This development will comprise of windfall sites and the residential site allocation.



In addition, much of the built-up parts of Tugby have been developed at relatively low densities and there are very limited public green spaces. Some properties are set within relatively large grounds whilst, conversely, others have very limited ground. The spaces between and around buildings contribute significantly to the special and unique character of the village and the wider Parish and maintain residential amenity. When considering development proposals, it is therefore important to have regard to the impact any development would have on the setting and layout of the surrounding area and on the special views and vistas.

## Methodology

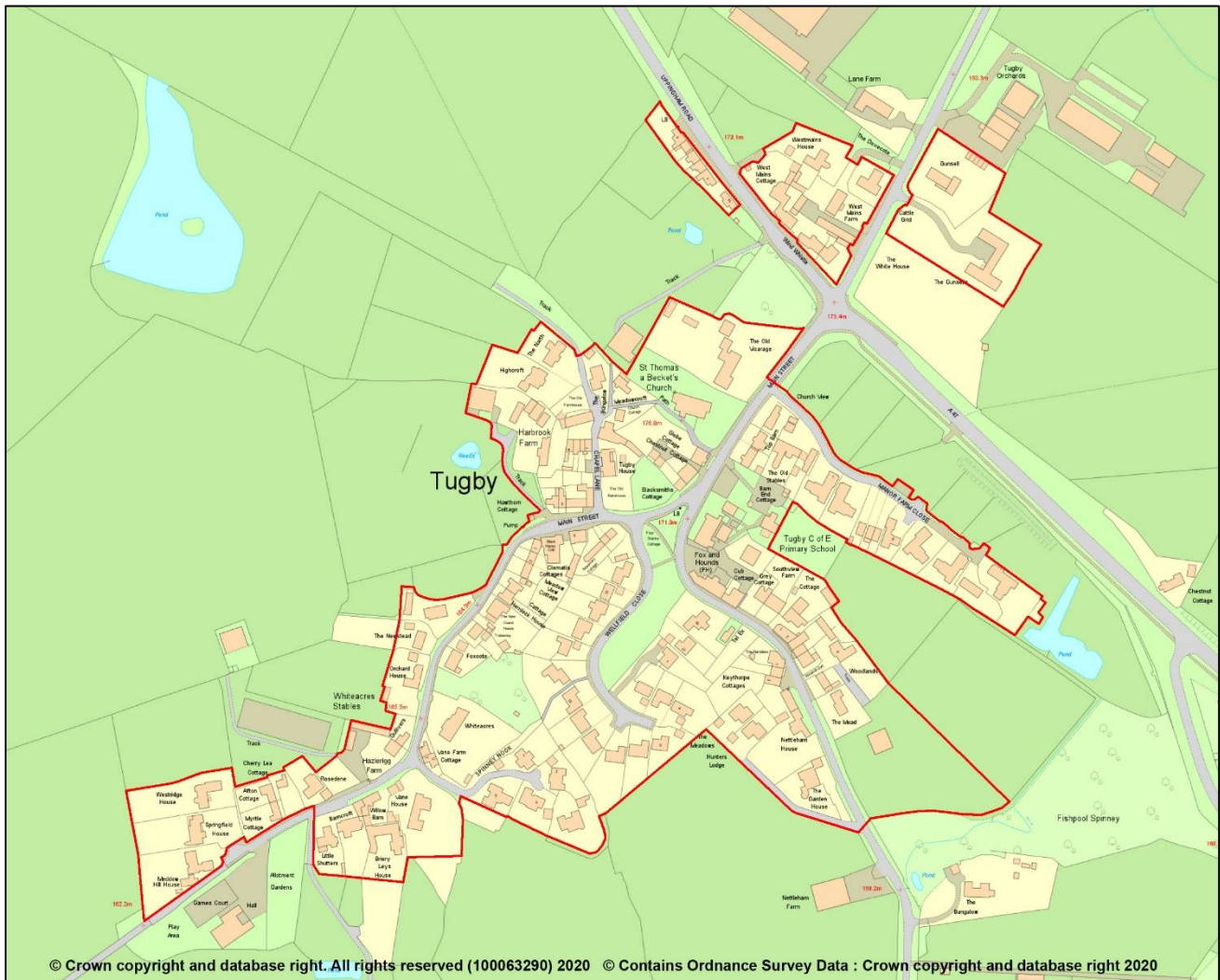
The LTD for Tugby, as shown in Figure 3 has been determined using the following criteria:

- I. The development sites with an extant planning permission for development on the fringes of the settlement have been incorporated;
- II. The proposed residential site allocation within the Neighbourhood Plan has been included;
- III. Defined physical features such as walls, fences, hedgerows, woodland, gardens, streams, brooks, formal leisure uses, and roads have been used as the defined boundaries, wherever possible;
- IV. Non-residential land which is countryside, agricultural, paddock, meadow, woodland and/or another green-field use has been excluded;
- V. Isolated development which is physically or visually detached from the settlement has been excluded;
- VI. Sections of large curtilages of buildings which relate more to the character of the countryside than the built form have been excluded;
- VII. The curtilages of buildings which closely relate to the character of the built form and have enclosing features have been included.

**POLICY H2: Limits To Development - Development proposals will be supported on sites within the Limits to Development as shown in Figure 3 (below) where the proposal complies with the policies in this Neighbourhood Plan.**

**Land outside the Limits to Development is treated as open countryside, where development will be carefully controlled in line with the provisions of this Neighbourhood Plan, local and National strategic planning policies.**

**Figure 3: Limits to Development**



## Windfall development

A windfall site is defined in the NPPF as one which has not been specifically identified as available through the local or Neighbourhood Plan process. Such sites normally comprise of previously developed land that has unexpectedly become available. To help protect the character of Tugby & Keythorpe, development beyond the housing allocation described above will be restricted to windfall sites wholly within the LTD boundary and apart from in only exceptional circumstances.

Home ownership levels were very high with 84.6% of households owning their homes outright or with a mortgage or loan, this was higher than the district rate of 78.1% and significantly higher than the regional 67.3% and national 63.4% rates. Social rented properties accounted for only 5.1% of tenure which was lower than the district at 8.4% and significantly lower than the regional proportion of 15.8% and the England proportion of 17.7%. Around 6.6% of households lived in privately rented homes which was significantly lower than the district rate of 11.2%, the regional rate of 14.9% and the England rate of 16.8%. Anecdotal evidence suggests that the proportion of privately rented

homes has increased and the number of owner-occupied homes has slightly decreased over the last nine years.

The data also shows that a very high 65.9% of residential dwellings were detached which was significantly higher than the district figure of 47.7% and the national proportion of 22.3%. Terraced properties made up 13% of the stock in Tugby & Keythorpe, compared to 15.2% for the district and 24.5% nationally. A very stark indicator of the type of stock was that only 0.7% of properties were a flat, maisonette or apartment in Tugby & Keythorpe, compared with 8.1% for the district and 22.1% nationally.

People living in the parish were also far more likely to be living in dwellings with four or more bedrooms. The data shows that 58.1% of households lived in a property with 4 or more than 4 bedrooms which was massively above the district rate of 34.2%, the regional rate of 19.8% and more than three times the England rate of 19%. There was also a significant under representation of smaller housing units with just 15.5% of dwellings having one or two bedrooms against 28.3% for the district 34.6% for the region and 39.7% for England as a whole.

**POLICY H3: Windfall Sites - Proposals for infill and redevelopment sites will be supported where:**

- a) they retain, wherever possible, existing important natural boundaries and features such as gardens, trees, hedges, footpaths and streams;
- b) there is a safe vehicular and pedestrian access to the site;
- c) they do not reduce garden space to an extent where there is an adverse impact on the character of the immediate vicinity.
- d) proposals provide a mixture of housing types specifically to meet the latest assessment of identified local needs. Applications for small family homes (2 or 3 bedrooms) or homes suitable for older people will be supported. Larger homes (4 or more bedrooms) can feature in the mix of housing but will be expected to provide a minority on any single site; and
- e) they do not result in an unacceptable loss of amenity for neighbouring occupiers or proposed dwellings' future occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

Development of 4+ bedroomed houses will only be acceptable if they are in a minority.

## Affordable Housing

Affordable housing is defined in the NPPF (2021 - annex 2) as "housing for sale or rent, for those whose needs are not met by the market". The adopted HDC supplementary planning document on affordable housing also sets out the importance of delivering submarket prices and different tenures to the rural areas of HDC. With average house prices too high for those on average incomes, housing affordability remains a key housing issue for the Parish and there is a clear case to meet or exceed targets for affordable housing provision. The Harborough Local Plan contains a requirement to provide 40% affordable units on-site for all developments on relevant housing sites.

A theme from the statistical data and community involvement activity has been to address the difficulty of young people and some older people to not be able to find somewhere suitable to live in the Parish. The entry point for open market housing is far too high for many and there is simply not available the range of property types and sizes, affordable and social rented property is also very scarce.

Comments from the Open event from April 2018 reinforced this issue: "Housing matters brought a range of comments. A lack of affordable homes for young families cropped up along with smaller homes for more elderly residents. A few felt that some new housing was not in sympathetic keeping with the Tugby environment and comments expressed hope for infill development rather than large developments in the future".

An assessment into Affordable Housing needs for the Parish concluded that the high house prices in Tugby and Keythorpe, coupled with low levels of affordable housing (and NO ownership models of affordable housing) alongside current evidence of need demonstrate the importance of providing affordable housing for sale amongst a range of affordable housing products.

The high property prices locally mean that subsidised home ownership or rental products offering a discount of around 20% on current values would probably still be unaffordable to most people, therefore consideration should be given to developing shared ownership products which allow people to buy a share of the dwelling from around 25% of its value, with the ability to staircase up as circumstances change.

The availability of affordable housing for sale would enable older people as well as young families to access housing locally, potentially serving both to free up larger properties for families at one end, thus helping to sustain older people in the community for longer and reducing the levels of under-occupation in Tugby and Keythorpe, whilst also helping sustain local facilities and services by enabling people in low paid employment to live locally and to service local employment such as the School and public house.

It is proposed therefore that a balance of 60% Affordable Housing for Sale and 40% Affordable Housing for rent represents an appropriate approach on the basis of the evidence currently available. Housing for sale covers any discounted market scheme that is introduced by Government in the future.

Through the detailed work in identifying the key issues, it soon became clear that younger residents and older people who wished to remain living in the community as their needs changed should be enabled to do so. Providing smaller and more affordable homes will enable elderly and younger people to stay in the community and at the same time release under - occupied larger family homes onto the open market. This "turnover" would then be to the advantage of other growing families wishing to live in Tugby and Keythorpe and this would sustain the vibrant local housing market.

**POLICY H4: AFFORDABLE HOUSING - 40% of all new housing development on sites for more than ten dwellings, or on sites with a combined gross floorspace of more than 1,000 square metres, should comprise affordable housing. Proposals will be expected to meet the current and future housing needs**



of the parish as evidenced in the Parish Housing Needs Survey Report 2016 (Appendix D) and the Leicester and Leicestershire Housing and Employment Development Needs Analysis 2017 or any more recent document updating either of these reports. This is currently 60% Affordable Housing for Sale and 40% Affordable Housing for rent.

The affordable homes should be provided as an integral part of the development and be of a similar style to the other housing on the site and be distributed throughout the development.

Where possible, new affordable housing within the Plan area shall be made available to eligible households with a connection to the Tugby and Keythorpe Parish.

## Design

Tugby & Keythorpe Parish has a rich and attractive built environment from its long history, resulting in a wide range of heritage assets, attractive landscapes and a distinctive character, as reflected by the quality of the Conservation Area. The Neighbourhood Plan seeks to protect and enhance this character and heritage by ensuring that the high-quality built environment is retained through the village and that development is in keeping with the existing high quality.

The NPPF (2021) states that development activities should be ; *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change”*.

The Tugby & Keythorpe Design Guide is a central element of this Neighbourhood Plan (See Appendix F). Its aim is to safeguard the distinctive character and rich heritage of Tugby & Keythorpe and to guide any new development in a way that ensures it is sympathetic to the existing village and enhances its special identity and character. The design policies are required to support the implementation of the Village Design Guide are as follows:

**POLICY H5: Design standards - Development proposals will demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the parish of Tugby & Keythorpe and should have regard to the Tugby & Keythorpe Design Guide (Appendix F) and take into account the following design principles:**

- a)** New development will be required to enhance and reinforce the local distinctiveness and character of the area in which it is situated. Proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension, fits in with the aspect of the surrounding area;
- b)** Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;
- c)** New buildings and extensions will follow a consistent design approach in the use of materials,

fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment;

- d) New buildings and extensions will reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
- e) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible;
- f) Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall, any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;
- g) Housing plots should accommodate discreet storage containers compliant with the refuse collection system;
- h) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology; and
- i) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change.
- j) Development will include a need to enhance biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible, including:
  - I. Roof and wall construction should incorporate integral bird nest boxes and bat breeding and roosting sites;
  - II. Provision should be made for wildlife including roof design, bat and bird boxes, hedgehog friendly fencing and the use of hedges;
  - III. Security lighting, if essential, should be operated by intruder sensors and illuminated for no longer than 1 minute. Sports and commercial facility lighting should be switched off during agreed 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire Environmental Records Centre, 2014.
  - IV. Lighting design, location, type, lux levels and times of use should follow current best-practice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018.

## 5. The Environment

### 5.1 Introduction

This chapter of the Neighbourhood Plan deals mainly with substantial parts of the *environmental agenda of sustainable development* together with open spaces element of the *social agenda*, as described in the National Planning Policy Framework (2019), page 5. The chapter aims to balance the requirement for appropriate development in the Plan Area against the value of environmental and other features that are both *special* – appreciated, in their own right and as community assets, by local people - and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including protection and enhancement of local biodiversity and planning for resilience to climate change.

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan's lifetime. Only 13% by area of all the open and currently undeveloped land in the parish is protected in any way from potential environmentally damaging development. The key statistics are:

1. Total area of Neighbourhood Plan Area	c.890 ha
2. Open and undeveloped land	c.867 ha
3. Area designated or recognised in this Plan for environmental protection	c.112 ha

#### 5.1.1 Landscape, geology and setting

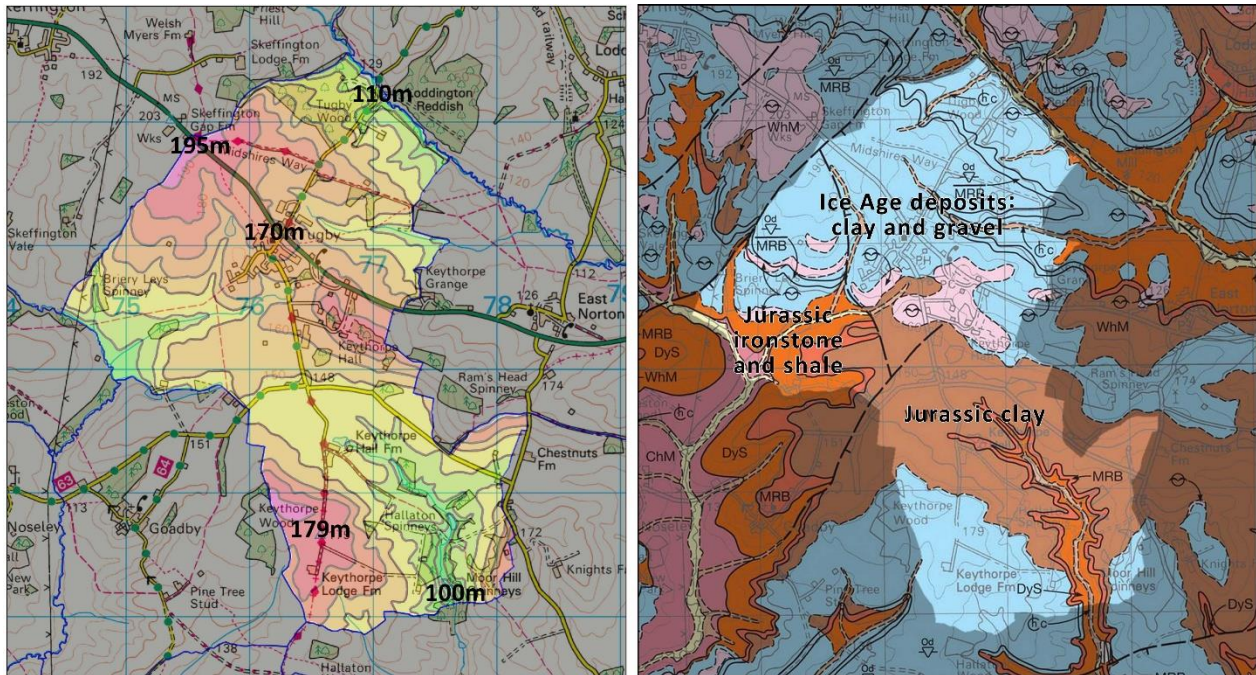
The parish is part of the landscape area known as High Leicestershire. Locally it is said (probably correctly) that the next high ground eastwards is in the Ural mountains. The village nestles in a narrow valley on the dissected eastern slope of the High Leicestershire escarpment, whose crest is just to the west of the Plan Area. A 195m spot-height defines Tugby's western boundary, the village is at 170m, while the lowest points of the parish are at about 100m. The height difference of almost 100 metres across the parish explains the attractive and (for Leicestershire) quite spectacular topography and views. Three streams rise in the Area, which is located on a significant Midlands watershed: Eye Brook flows east along the north boundary and Hallaton Brook rises in the south part – both flow into the River Welland – while Tugby Brook runs southwest to join the Soar and eventually the River Trent.

The High Leicestershire escarpment is the result of erosion of thick, gently eastward-sloping, layers of alternately soft and hard Jurassic (about 180 million years old) rocks. The iron-rich sandstone known as the Marlsstone Rock forms the crest of the escarpment and underlies the west part of the Plan Area; its orange colour and use as a building stone for the past thousand years provides one of the characteristic features of the local vernacular architecture. The backslope of the escarpment is formed of Jurassic clay, which is easily eroded by streams to form narrow valleys. Over much of

the Area, however, the Jurassic ‘bedrock’ is buried beneath Ice Age sediments – stony clay, gravel and sand deposited by ice sheets, glaciers and outwash rivers about 300 thousand years ago. Although the glacial clays have provided farmland here since the ‘dark ages’, the sand and gravel was important for the first settlers, providing dry ground for building on; both Keythorpe (deserted village site) and Tugby (the oldest part around the church) are located on outcrops of gravel but are close to natural springs of clean water.

**Figure 4: Topography (left) and Geology of the Plan Area.**

Geological map adapted from British Geological Survey online mapping. Both © Crown copyright and database right. All rights reserved (100063290) 2020 © Contains Ordnance Survey Data: Crown copyright and database right 2020



## 5.1.2 Historic environment

Archaeological evidence shows that people were here during the Roman occupation (presumably native Britons adopting Roman culture) in the first century AD and that a few Anglo-Saxons lived (and died) on the site that would become Keythorpe some time before 650AD , but otherwise topography and climate seem to have postponed village-scale (‘nucleated’) settlement in the Plan Area until the 9<sup>th</sup> century. Both Tugby and Keythorpe were Danish (‘Viking’) settlements, as shown by their names:

**Tugby** *Toki's by* = Old Scandinavian personal name + ‘settlement’.

**Keythorpe** *Keyia's thorp* = Old Scandinavian personal name + ‘outlying dependent place’

Keythorpe is now a ‘deserted medieval village’ (DMV) site. Gradual depopulation in times of plague and bad climate was followed by enclosure (c.1450-1526) of its common fields for sheep by the Lord of the Manor; the site of ‘the town of Keythorpe’ was a pasture field by 1560, while the present Keythorpe Hall Farm is approximately on the site of the medieval manor house (a moated site). Keythorpe Park, covering more or less the same area as the medieval ‘township’ (village and fields) is a 19<sup>th</sup> century ornamental estate.



Tugby was well-established as a village with open fields and woodland by the time of the Norman invasion and Domesday. The church had probably been started shortly before 1066 – the tower includes Saxon and Norman masonry – while the village’s original medieval village layout, including its centre close to the church, its maximum extent in the 13<sup>th</sup> century (surviving as earthworks) and later expansions southwards and northwards, is still evident in its streets, jitties, house plots and greens. Tugby’s open arable fields were not finally enclosed (and converted to pasture) until 1784 (see 5.4.4), and much of the ridge and furrow earthworks recording the medieval ploughlands survived under permanent grassland in several areas until recently.

The whole Plan Area is part of the early medieval Rutland (later Leighfield) Forest, a royal hunting ground created by Henry I in about 1100. It included large areas of woodland (but also villages and farmland). Importantly for the modern historical landscape, two ancient woodlands survive in the north of the parish, while hedgerows in areas from which woodland was cleared for farming in the intervening centuries still include plant species used as ‘indicators’ of ancient woodland. During recent repairs to the church tower, dendrochronology gave an age for the trees from which the timber had been cut as 140-180 years, indicated a date of felling around 1620, and suggested that ‘all the trees ... were growing very close to each other in the same copse or stand of woodland’. It can be fairly safely assumed that the timber came from a managed area of Leighfield Forest.

### 5.1.3 Natural environment

More or less continuous occupation and agriculture for more than a thousand years in the Plan Area means that no ‘wild’, natural habitats survive here. However wildlife has been able to adapt, with some species co-existing with and even taking advantage of human activity. This means that among the buildings and arable fields of Tugby and Keythorpe there are still important patches of *semi-natural habitat*, including species-rich grassland, ancient woodland, relic Leighfield Forest hedgerows, wetland and watercourses. Artificial habitats, like traditional orchards, hedgerows, ornamental parkland, gardens, allotments, churchyards and plantations, also have biodiversity value. Pressure on these rare remaining semi-natural places, from intensive agriculture and development, means that they are highly valued by the community, essential for preserving England’s biodiversity and for carbon sequestration, and should be protected by the planning system as a vital component of sustainable development.

### 5.1.4 Existing environmental designations

The Plan Area is located in National Character Area (as defined by Natural England to guide Planning) *93 High Leicestershire*, the Harborough District Council Landscape Character Area is also called *High Leicestershire*. There are 10 Listed Buildings, 27 further sites and features of history significance (LCC Historic Environment Record / Historic England), two parts of *Leighfield Forest* SSSI, 27 areas of *Priority Habitat* (as defined by Natural England) and 13 further sites in the national *Forest Inventory*. There is also a Registered *Village Green*.

## 5.2 Environmental inventory

An environmental inventory (Appendix H) of Tugby and Keythorpe was carried out between July 2019 and February 2020. The work comprised two elements:

- Review of all existing designations and other available information in the public domain and
- Fieldwork to identify and confirm environmentally significant (in the context of the Plan Area) sites and features.

The review compiled information from many sources, including DEFRA, Natural England, Historic England, Leicestershire Historic Environment Records, Leicestershire Environmental Record Centre records (biodiversity and geology), Environment Agency, British Geological Survey, old maps (Ordnance Survey, archive), local history and archaeology, publications and local knowledge.

Fieldwork reviewed all open and currently undeveloped land in the Plan Area. Significant species, habitats, public open spaces, landscape characteristics, earthworks and other extant heritage features, views and viewpoints were checked and recorded.

These data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the seven criteria for Local Green Space selection in the *National Planning Policy Framework* 2019, as follows:

Table 1. Environmental inventory scoring system used in the Plan

Criterion (NPPF 2021)	Score range			Notes
1. LOCAL IN CHARACTER, not an extensive tract of land	N	Y		<b>Yes</b> is essential for LGS designation. The site should be a single bounded parcel of land, or a small, coherent group (evidence-based, with shared characteristics and in single ownership).
SPECIAL TO COMMUNITY:				
2. PROXIMITY	0	1-4	5	<b>5</b> = an open space <u>within</u> a settlement  <b>4</b> = adjacent to the settlement boundary (Limit to Development line when defined)  <b>3, 2, 1</b> = successively farther from settlement  <b>0</b> = most distant from main settlement(s)
3. BEAUTY	0	1-2	3	Subjective, relative (give justification); use consultation 'dot' map results for views. Only the most attractive land in the Plan Area should qualify. Most should get 0 or 1.

## Tugby and Keythorpe Neighbourhood Plan Submission November 2021

4. TRANQUILLITY	0	1	2	<p>Tranquillity should be judged as a real experience; just being 'a long way from anywhere' doesn't make a site tranquil. Most sites should get 0.</p> <p>2 will probably be limited to e.g. churchyards, well-designed memorial gardens, managed semi-natural habitats where birdsong is louder than traffic noise.</p>
5. RECREATIONAL VALUE	0	1-4	5	<p>5, 4 = Public Open Spaces designed for sport and recreation or as facilities for children and young people</p> <p>3 = Membership sport facilities (tennis, bowls, etc.). Very well used park or other recreational space with full or comprehensive public access. Managed wildlife site with public access. Semi-natural parkland (trees, grass) with public footpaths and no restriction on access.</p> <p>2 = Paddock or grazing field with 1 or more public footpaths, e.g. well-used for dog-walking, traditional sledging field</p> <p>1 = arable farmland with public footpath but no other access.</p> <p>0 = private property with no public recreational value or access</p>
LOCAL SIGNIFICANCE:				
6. HISTORICAL SIGNIFICANCE	0	1-4	5	<p>Historical significance can only apply to sites and features that can be seen (to be appreciated) or are proven buried archaeological features. NB cumulative: more features/designations = higher score.</p> <p>5 = statutory site, includes or comprises Scheduled monument, Listed Building, feature or structure. National Trust or English Heritage site</p> <p>4 = site with features in the County <i>Historic Environment Record</i>, Historic England <i>PastScape</i> records. <i>Registered park or garden</i>. Well-preserved <i>ridge and furrow</i>.</p> <p>3, 2 = site includes feature, earthworks or building with known local historic environment significance – history includes 20<sup>th</sup> century. Fainter <i>ridge and furrow</i></p> <p>1 = site of local oral or recorded history importance, no actual structure</p> <p>0 = No evidence for historical environment significance</p>
7. RICHNESS OF WILDLIFE (BIODIVERSITY); GEOLOGY	0	1-4	5	<p>Protection of habitats and species, in compliance with EU Directives and English legislation, at the local level of individual land parcels. NB cumulative: more features/species = higher score.</p> <p>5 = Statutory site, includes or comprises SSSI (biodiversity or geology) or other national or European designation.</p> <p>4 = County Wildlife Trust, etc. <i>nature reserve</i>, <i>Country Park</i> with importance for biodiversity, etc.</p>

				<p><b>3</b> – site with National, county and local biodiversity features, e.g. <i>Priority Habitats</i>, occurrence of one or more <i>Species of Conservation Concern</i> (use national or county Biodiversity Action Plan (BAP) Species lists), mapped Gt Crested newt ponds, bat roosts and foraging areas. County or local site designations e.g. <i>Local Wildlife Site</i> (LWS), Regionally Important Geological Site (RIGS), <i>Site of Importance for Nature Conservation (SINC)</i>, <i>Local Nature Reserve</i>, <i>Community WildSpace</i>, etc.</p> <p><b>2</b> = other site of known local biodiversity importance not recorded elsewhere with e.g. BAP species, species-rich hedgerows, watercourse, pond</p> <p><b>1</b> = (parish background level), moderate or potential wildlife value</p> <p><b>0</b> = no evidence for natural environment significance</p>
Maximum possible score			25	

## 5.3 Local Green Spaces

Of the approximately 150 parcels of open land in the parish, some 65 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the *National Planning Policy Framework 2019* (see Table 1 for the criteria and scoring system devised for this Plan).

Two sites score 70% (17/25) or more of the maximum possible and meet the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework (NPPF 2021, paragraph 102). Their statutory protection will ensure that these most important places in Tugby & Keythorpe's natural and human environment are protected.

**POLICY ENV 1: LOCAL GREEN SPACES** – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details table 2; map figure 5) will not be supported other than in special circumstances.

St. Thomas a Becket churchyard (inventory reference 032)

Tugby village green (inventory reference 033)

Tugby and Keythorpe Neighbourhood Plan Submission November 2021  
Figure 5: Local Green Spaces

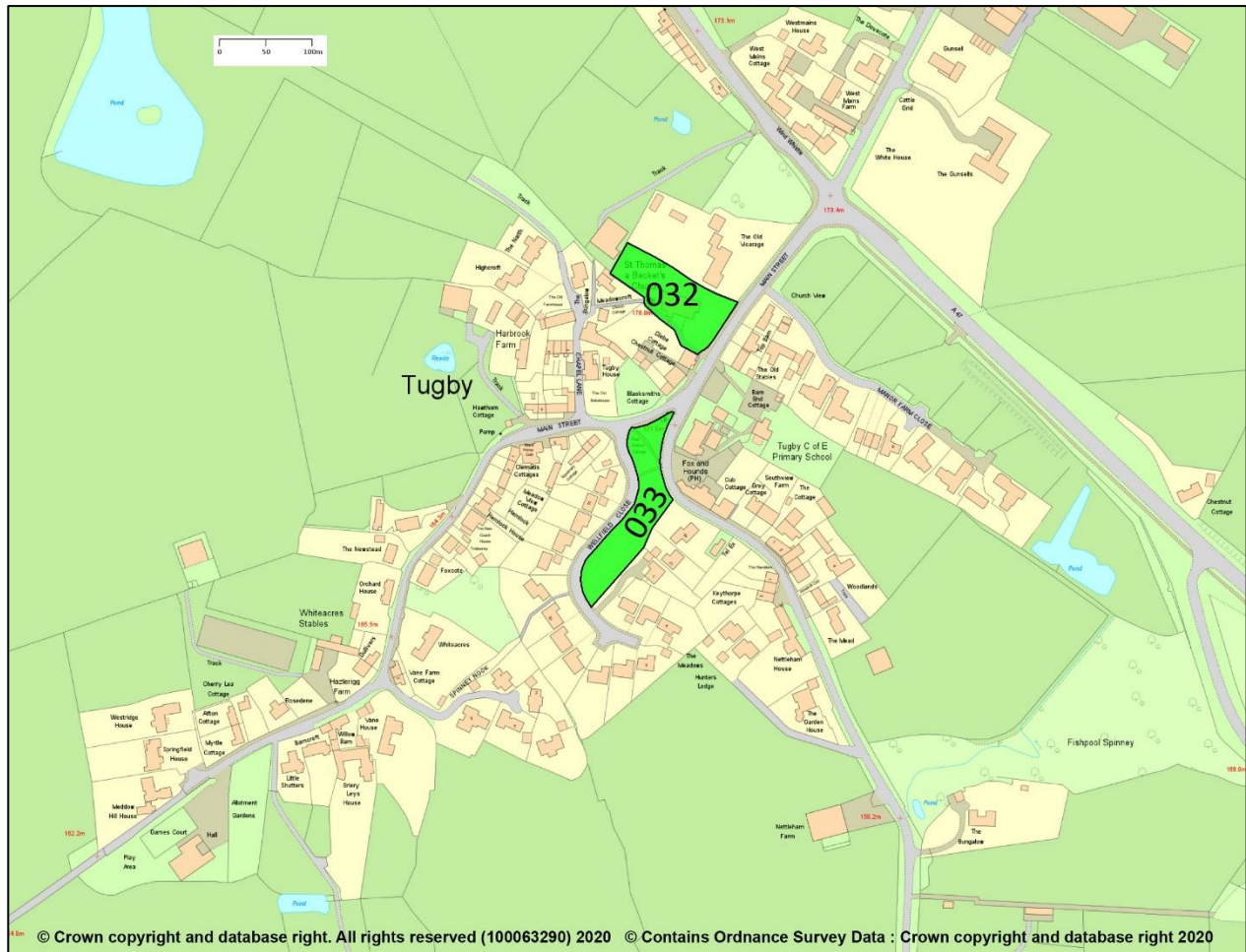


Table 2: Evidence base for Local Green Space designations

REF	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							
		LOCAL BOUNDED, NOT EXTENSIVE Y/N	SPECIAL TO COMMUNITY (Max 10)				LOCAL SIGNIFICANCE (Max 10)		TOTAL
			PROXIMITY 0-5	BEAUTY 0-3	TRANQUIL 0-3	REC VALUE 0-5	HISTORY 0-5	WILDLIFE 0-5	
032	St Thomas a Becket churchyard	Y	5	3	2	2	5	3	20
	<p>Churchyard on elevated site with stone retaining walls. Managed grass, rough grass, community garden (herbs etc.), deciduous and coniferous trees (native and ornamental), including some large limes. Headstones include examples from mid-18<sup>th</sup> century in Lincolnshire Limestone and Swithland Slate.</p> <p>Significant history. Probably an early Christian or pre-Christian sacred site. The tower lower stages built c.1060 or earlier (i.e. pre-Conquest) by Toki, a King's thegn who owned significant lands throughout 4 counties and who the village is named after.</p> <p>Three or four bat species records (LERC) including Natterer's and Brown Long-eared. Wild plants/Flowers: Garlic/Ramsons , Primrose , Cowslip, Foxgloves, Celandine, Sweet Violet, Wood Anemone.</p>								



Provides the *setting* for **Grade II\* Listed Buildings** St Thomas Becket church 1326673 and **Grade II War Memorial** 1464666

Spectacular 360° views from the tower. **HDC Open Space** (OSSR, 2016)



033	Tugby village green	Y	5	3	1	5	2	1	17
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## 5.4 Historic environment

### 5.4.1 Sites of historic environment significance

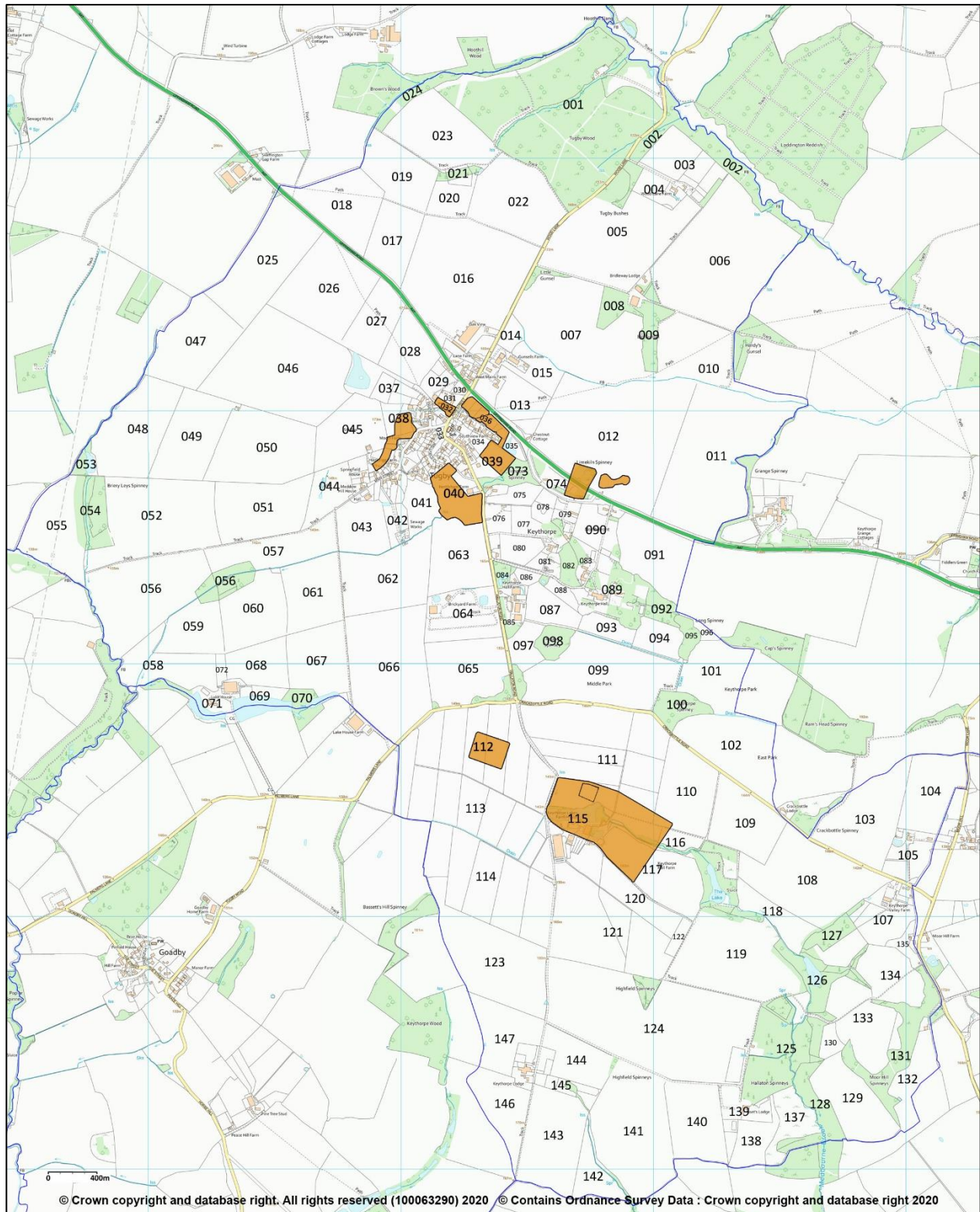
A group of inventory sites scores highly for 'history' (scoring at least 3/5 under this criterion). The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix H). The map (figure 6) shows their locations.

These **historic environment sites** comprise a) sites with *extant and visible* archaeological or historical features or proven buried archaeology, as recorded in the Historic England or Leicestershire *Historic Environment Records* databases, and b) other sites of historical and social significance identified in local records and during the inventory process.

**POLICY ENV 2: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE** - The sites mapped in figure 6 (details in Appendix H) have been identified as being of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the benefit of any development that would affect or damage them.



Tugby and Keythorpe Neighbourhood Plan Submission November 2021  
Figure 6: Sites of historic environment significance



## 5.4.2 Statutorily protected heritage assets

Ten buildings and structures in the Plan Area have statutory protection through Listing at Grade II\* or II. The Neighbourhood Plan lists them for reference, and to note that new development will be required to take into account their *settings* as defined, on a case by case basis, by Historic England.

## Tugby and Keythorpe Neighbourhood Plan Submission November 2021

Their location within, or close to, sites designated or noted for protection in the Plan's Policies and Community Actions also contributes to these sites' evidence of significance.

### **Church of St Thomas a Becket**

List Entry Number: 1326673

Heritage Category: Listing

Grade: II\*

Location: Main Street, Tugby and Keythorpe, Harborough, Leicestershire

### **Tugby and Keythorpe War Memorial**

List Entry Number: 1464666

Heritage Category: Listing

Grade: II

Location: St Thomas a Becket Churchyard, Main Street, Tugby, Leicestershire, LE7 9WD, Tugby and Keythorpe, Harborough, Leicestershire

### **West Lodge**

List Entry Number: 1104912

Heritage Category: Listing

Grade: II

Location: Hallaton Road, Tugby and Keythorpe, Harborough, Leicestershire

### **Keythorpe Court and courtyard wall**

List Entry Number: 1326670

Heritage Category: Listing

Grade: II

Location: Hallaton Road, Tugby and Keythorpe, Harborough, Leicestershire

### **Raven's Court**

List Entry Number: 1061652

Heritage Category: Listing

Grade: II

Location: Hallaton Road, Tugby and Keythorpe, Harborough, Leicestershire

### **Keythorpe Hall**

List Entry Number: 1360674

Heritage Category: Listing

Grade: II

Location: Hallaton Road, Tugby and Keythorpe, Harborough, Leicestershire

### **Vane Farmhouse**

List Entry Number: 1332961

Heritage Category: Listing

Grade: II

Location: Main Street, Tugby and Keythorpe, Harborough, Leicestershire

### **Hazelrigg Farmhouse**

List Entry Number: 1061653

Heritage Category: Listing

Grade: II

Location: Main Street, Tugby and Keythorpe, Harborough, Leicestershire

### **The Black Horse public house**

List Entry Number: 1061654

Heritage Category: Listing

Grade: II

Location: Main Street, Tugby and Keythorpe, Harborough, Leicestershire

### **Orchard House**

List Entry Number: 1360675

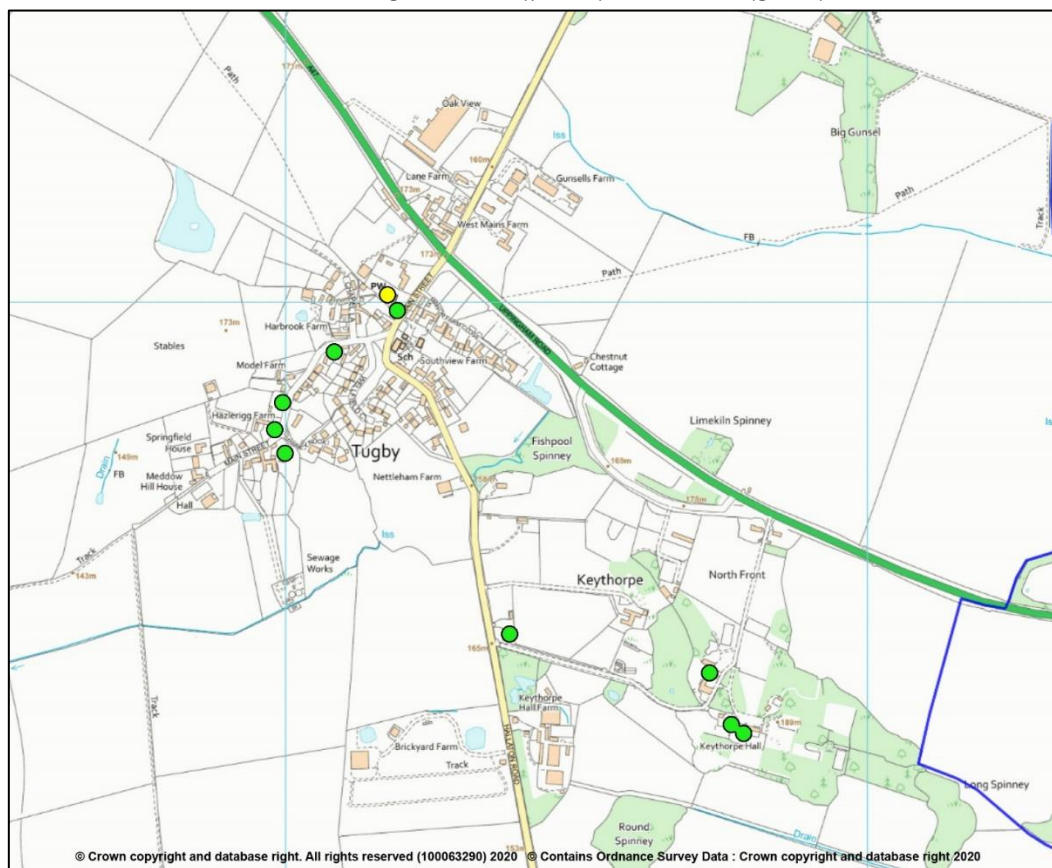
Heritage Category: Listing

Grade: II

Location: Main Street, Tugby, Leicestershire, Tugby and Keythorpe, Harborough, Leicestershire

Tugby and Keythorpe Neighbourhood Plan Submission November 2021  
Figure 7: Statutorily protected heritage assets – for protection of their *settings*

Listed Buildings Grade II\* (yellow) and Grade II (green)



### 5.4.3 Local heritage assets

In addition to the ‘non-listed historic buildings’ recognised by Leicestershire County Council in the Historic Environment Record (HER), the Neighbourhood Plan identifies a number of other buildings and structures in the built environment of Tugby and Keythorpe that are considered to be of local significance for architectural, historical or social reasons. Their inclusion here records them in the Planning system as *non-designated heritage assets*. Inclusion in the Plan records them in order that they can be afforded protection at the appropriate level, as described in footnote (63) to NPPF 2021 paragraph 180.

Other structures were identified as potential candidates for a local heritage list, such as Hazelrigg Farm, Main Street; Gulliver’s, Main Street; Rosemary Cottage, Main Street; Well at Cherry Lea Cottage and Icehouse, Keythorpe Hall, but there was insufficient information to justify their inclusion.

**POLICY ENV 3: LOCAL HERITAGE ASSETS** – The structures and buildings listed here (and figure 8) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The local benefits of a development proposal, or of a change of land use requiring planning approval, will need to be judged against their significance as heritage assets.

MLE15151 Two cottages adjacent to the Black Horse (LCC HER *non-listed building*; Listing revoked 1984)

TL02 Well at Hazelrigg Farm

TL04 Rosemary Cottage, Main Street



Tugby and Keythorpe Neighbourhood Plan Submission November 2021  
Figure 8: Local heritage assets

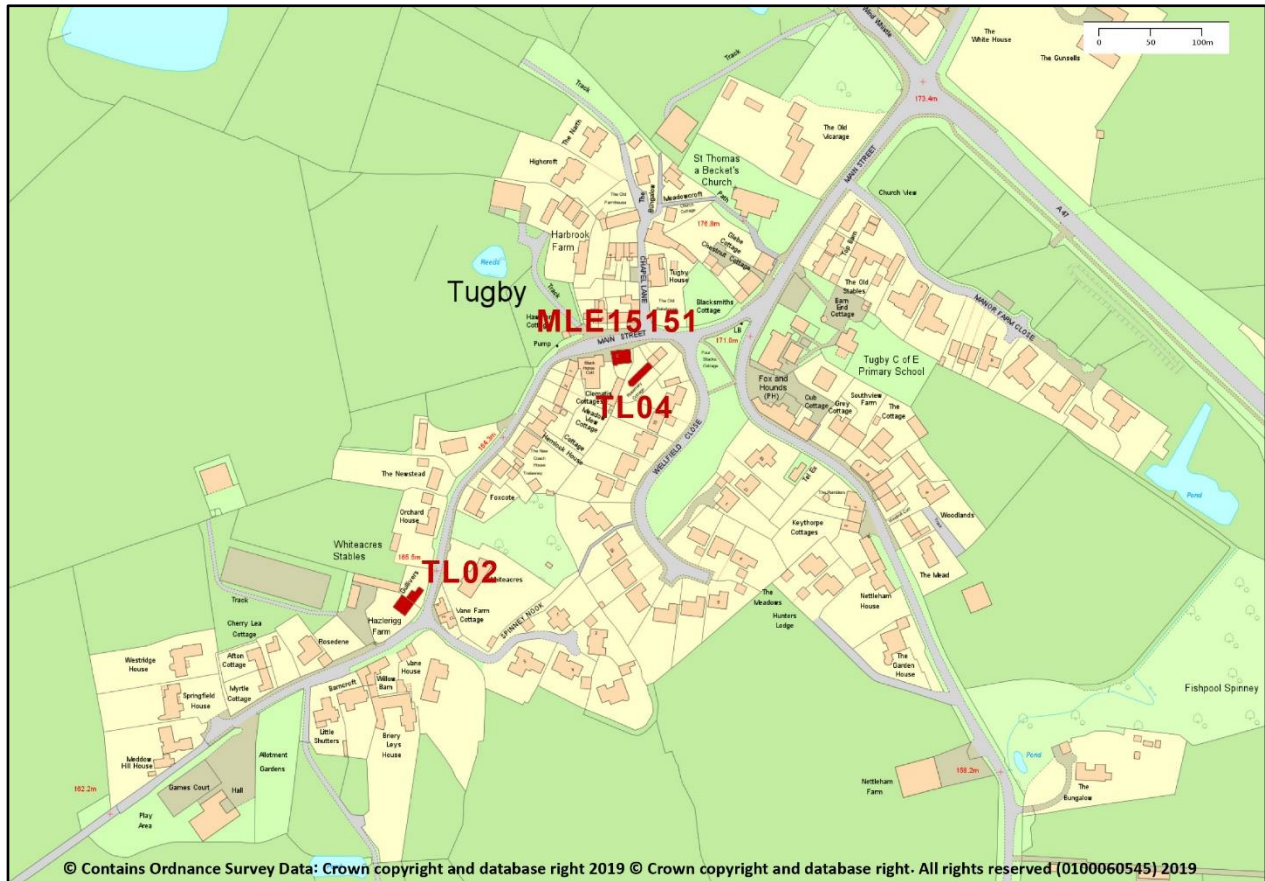




Table 3 Local Heritage Assets

MLE15151 Two cottages adjacent to Black Horse Cottage, Main Street

Early C19. Two adjoining red brick cottages set at right-angles to each other. Slate roofs. 2 storeys. The eastern cottage has a blank gable wall to the street but one 3-light casement on each floor on eastern façade. Centre door and smaller additional ground floor windows, all with cambered head linings. The western cottage has 2 windows and off-centre door, ground floor sashes, upper one casement and one sash; all with glazing bars; ground floor with cambered head linings. Included for group value. LCC HER record as *non-Listed*



<i>building.</i> Previously Listed (delisted 1984).	
TL03 Well at Hazelrigg Farm	
One of two still-operational wells (the other is at Cherry Cottage) dating from before mains water came to Tugby in the 1950s. Some 13 pumps are also still in existence around the village.	
TL04 Rosemary Cottage, Main Street	
An extended, probably 17 <sup>th</sup> century cottage, originally a two-roomed, one storey cottage with low ceilings, small windows and wide floorboards. Upper floor added c.1880, while the gap between Rosemary Cottage and the adjoining house was filled in with a 2-foot (600 cm) 'extension'.	
Age: before 1780	

### 5.4.4 Ridge and furrow

The medieval townships of Tugby and its outlying settlement of Keythorpe were primarily agricultural and, beginning in the 8<sup>th</sup> or 9<sup>th</sup> century AD, were farmed using the *Open Field* system. Except for the medieval forest of Leighfield in the north of the parish and two significant areas of permanent pastureland on the north and west sides of the 'lordship' of Tugby, all the open land, other than small fields (closes) backing onto the village, meadows in stream valleys and a few patches of woodland or waste, was worked in a seasonal and yearly rotation of arable crops (cereals, beans), grazing and fallow. Medieval ploughs were pulled by oxen and, because they were not reversible, the soil was always turned rightwards as the plough team progressed up and down the furlongs, to produce a corrugated pattern of ridges and furrows whose dimensions increased with every season. The difference in height between ridge crests and furrows could be as much as 2-3 metres; this had real advantages in the heavy claylands of the Midlands, with ridges remaining

dry and the furrows acting as drains. The normal arrangement was to have three large open fields, and this was the case in Tugby with its Scribb Field, Riggus Field and Mill Field.

The open field system was practised in Tugby and Keythorpe for almost all of the medieval period – perhaps 800 years – until changes in land ownership and an ‘agricultural revolution’ gave rise to a change from large communal open fields to enclosed, privately-owned small fields with hedged boundaries, and a change from arable to pastoral (livestock) farming. Keythorpe was enclosed in the late 15<sup>th</sup> century, while Tugby was enclosed in several phases, culminating in the Parliamentary Enclosure of 1784.

The result of enclosure, although socially disruptive, was to ‘fossilise’ the ridges and furrows under grass and hedgerows, and this situation persisted until the mid-20<sup>th</sup> century, when a second agricultural revolution after the Second World War effectively reversed the first one. British governments, later the European Union, encouraged farmers, mainly through subsidies, to plough the pastures and turn them over to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow. In most English open field parishes, the loss of ridge and furrow since 1950 has been over 90%. In the 1990s, English Heritage (now Historic England), realising the scale of this destruction, undertook the first of a series of surveys (*‘Turning the Plough’*) across the Midlands, including Leicestershire, and made recommendations for protection and management. The 1999 *Turning the Plough* (Historic England and Northamptonshire CC) survey was used as a baseline for a new survey, undertaken as part of the inventory for this Plan in 2019. The summary results show the decline since 2009; despite the rediscovery of some ridge and furrow areas not recorded in 2009 the situation is now critical:

1947	c.570 ha														
2009	61 ha														
2020	33 ha														

In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite recognition that *“as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance”* (English Heritage, 2001).

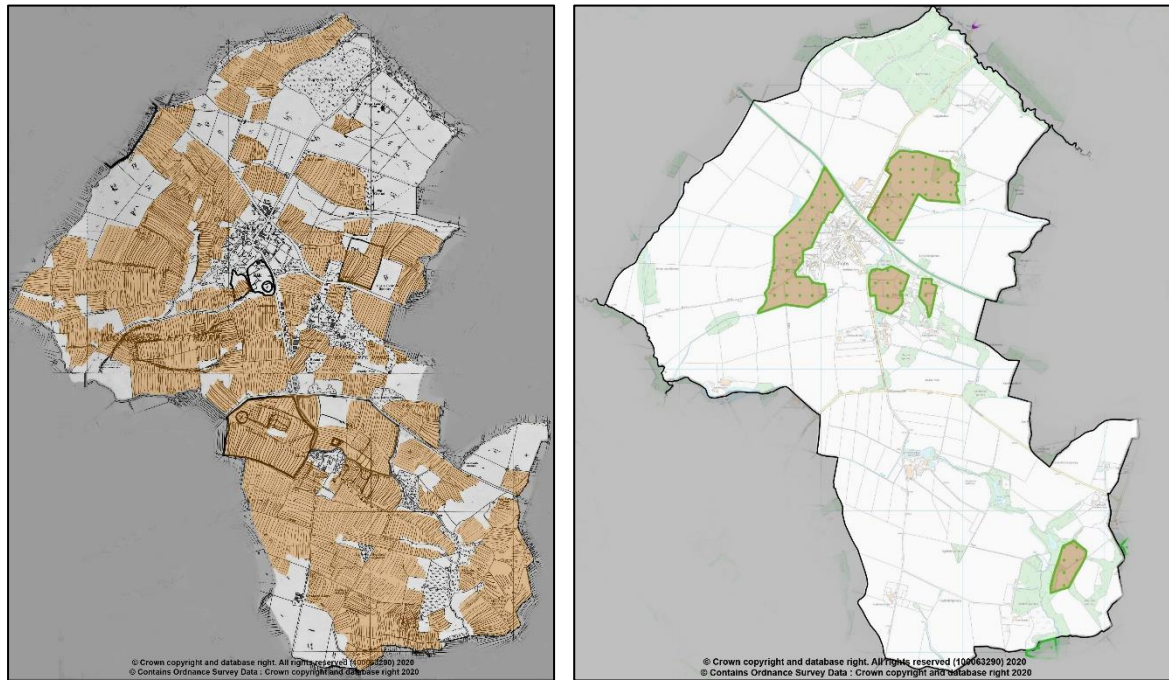
While the eleven individual fields with surviving ridge and furrow in Tugby are not claimed to be of international importance, their rarity in the Plan Area and across the Midlands means that any further, avoidable, loss would be irreversibly detrimental. In conformity with paragraph 194 of the National Planning Policy Framework (including footnote 63) and following the recommendation of Historic England all surviving ridge and furrow in the Plan Area should now be regarded as a non-designated heritage asset and taken into account in the planning system as the visible evidence of a component of national heritage comparable in significance to that of surviving medieval buildings.

**POLICY ENV 4: RIDGE AND FURROW – The areas of ridge and furrow earthworks mapped in figure 10 are non-designated local heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the local benefits**

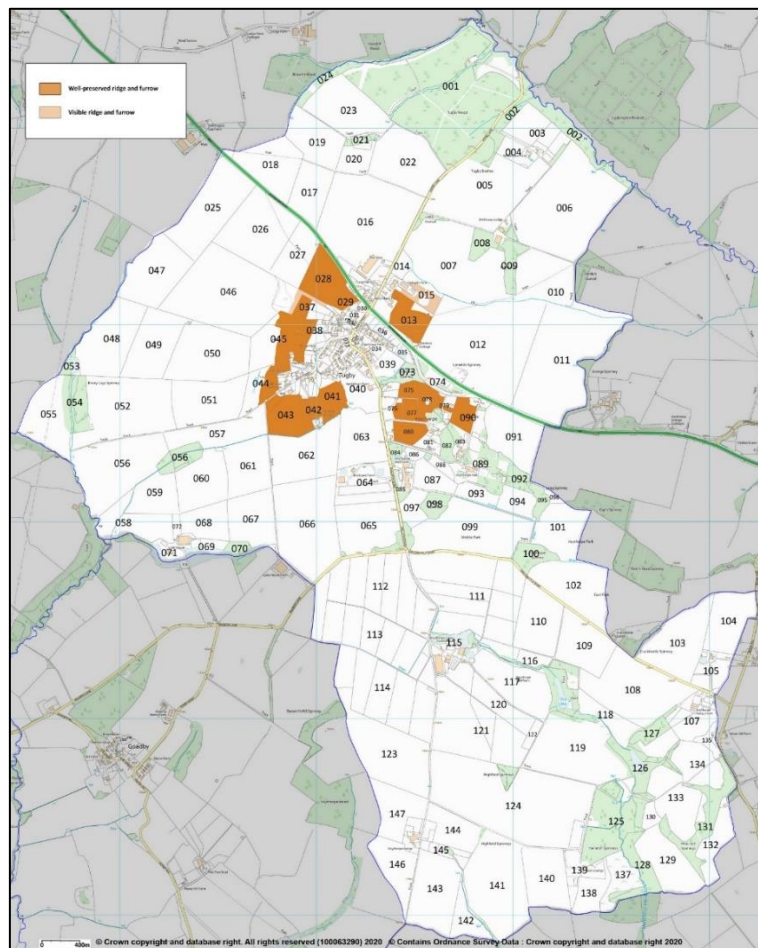


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of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

**Figure 9: Ridge and furrow in c.1947 (left) and c.2009 (right)** Adapted from Leics. Historic Environment Record (HER) data: (left) reconstructed by R.F. Hartley from aerial photographs, documents and fieldwork c.1987, and (right) *Turning the Plough* Northamptonshire C.C. and English Heritage,



**Figure 10: Ridge and furrow in 2020**

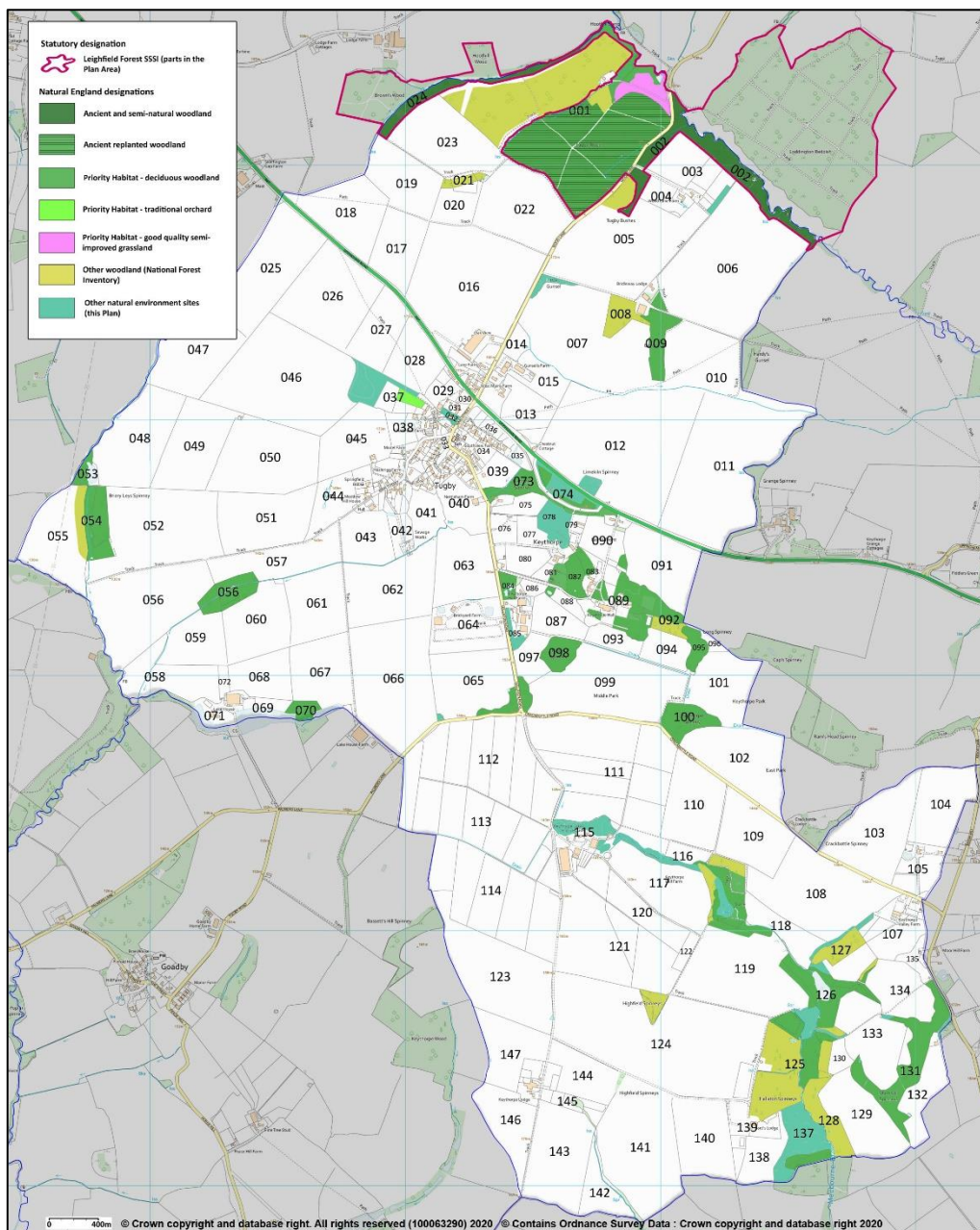


## 5.5 Natural environment and biodiversity

### 5.5.1 Sites of natural environment significance

A group of inventory sites scores highly for 'wildlife' (scoring at least 3/5). The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix H). These **natural environment** sites comprise a) statutorily protected sites, b) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; c) sites identified as ecologically significant by Leicestershire County Council, including Local Wildlife Sites, and d) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area. The map (figure 11) shows their locations.

Figure 11: Sites of natural environment significance





Policy ENV 5 delivers site-level compliance in the Plan Area with the relevant Harborough District Council policies, National Planning policy Framework (2019) paragraph 174 *et seq*, the Wildlife & Countryside Act 1981 (as amended) and the European Habitats and Species Directives / Transitional legislation in the Withdrawal Act 2018 / Draft Environment Bill 2019. It also protects the areas of semi-natural and planted woodland surviving in what is, for land-use history reasons, a parish which, except for the fragment of Leighfield Forest in the far north, has very little of this important ecological and environmental (for carbon sequestration, etc.) habitat.

**POLICY ENV 5: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE** – The sites and features mapped here (figure 11) have been identified as being of at least local significance for their natural environment significance. They are ecologically important in their own right, make a local contribution to carbon sequestration, and are locally valued. The significance of the species, habitats or features present should be balanced against the benefit of any development that would adversely affect them.

## 5.5.2 Protecting and enhancing biodiversity

It might be said that Tugby and Keythorpe is a ‘typical’ area of English Midlands countryside because it has no nationally important wildlife hotspots, and thus that it has little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England’s biodiversity is entirely and only the sum of the wildlife in all of its individual parishes: Tugby is as important in this regard as every other parish, and residents want it to play its essential part in protecting what remains of England’s threatened and diminishing biodiversity.

This policy is therefore about parish-level compliance with the relevant Harborough District Council Local Plan policies, the Wildlife & Countryside Act 1981 (as amended), the Hedgerows Regulations 1997 (as amended), and the European Habitats and Species Directives [or their transitioned English equivalents] – and about how Tugby and Keythorpe can play its part in maintaining and enhancing biodiversity by taking it into account, at a Neighbourhood Plan level of detail, in the Planning system. The policy is supported by National Planning Policy Framework (2019) paragraphs 170 (a) and (d); 174; 175 (a) on which this policy’s wording is partly based, 175(c); and 177. The community expects planning decisions affecting Tugby to follow the spirit of the Government’s *25-year environment plan (2018)* and the *Environment (principles and governance) Bill (2018)*. Biodiversity net gain should be achieved with reference to Biodiversity Metric 3.0.

**POLICY ENV 6: BIODIVERSITY**– All new development proposals will be expected to safeguard and enhance habitats and species, including those of local significance. In line with NPPF paragraph 180(a), if significant harm to biodiversity cannot be avoided (through locating to an alternative site with less harmful impacts), adequately mitigated, or compensated for, planning permission should be refused.

### 5.5.3 Notable trees and hedges

As a 'High Leicestershire' parish with a high proportion of large arable fields, the Plan Area has – with two notable exceptions – largely open, tree-less landscapes. The exceptions are the areas of Ancient Woodland and other Priority Habitat deciduous woodland in the Eye Brook Valley, and the 18<sup>th</sup>-19<sup>th</sup> century landscaped and plantation woodlands around Keythorpe Hall. Elsewhere, the relative paucity of trees and woodlands means that the few examples are particularly important for wildlife and as landmarks in the landscape.

Group in field 077



Notable tree north of field 042



Tree at SK786600



Trees on Hallaton Road village entrance



Species-rich (medieval origin?) hedge, east side of Hallaton Road



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**POLICY ENV 7: IMPORTANT TREES AND HEDGES** - Development proposals should protect and integrate into their design, layout and landscaping existing trees and hedges of good arboricultural, ecological and amenity value. Proposals that impact on valued trees and hedges should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

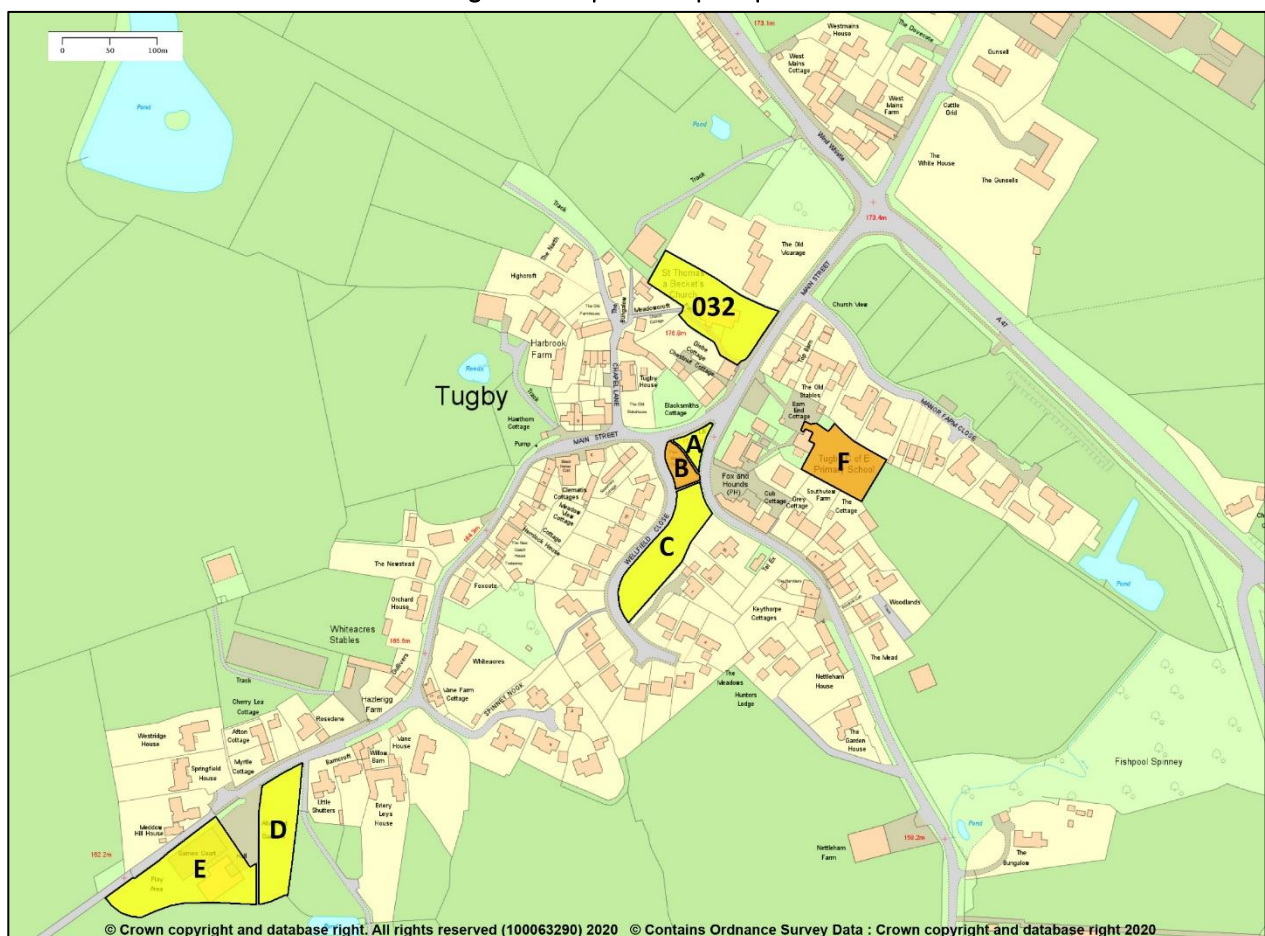
The notable trees and hedges identified in the fieldwork for this Plan are of high local landscape and biodiversity significance. Their ecological and amenity value should be taken into account when felling for any reason, including new development, is under consideration.

## 5.6 Important Open Spaces

A group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records; some are existing Harborough District Council Open Space, Sport & Recreation (OSSR) sites and/or Tugby Parish Council assets. The remainder have demonstrable community value and can be classified in HDC OSSR typologies and are included here for similar treatment in the Planning system. Sites 032 and A/B/C can be removed as IOS sites if the designation as LGS is approved.

Their value as open space *within and close to the built-up areas* and/or their current, or potential, value as community resources are recognised in this Policy.

Figure 12: Important Open Spaces





**POLICY ENV 8: IMPORTANT OPEN SPACES** - The following open spaces in Tugby (and figure 12) are of high value for recreation, beauty, amenity, tranquillity or as green spaces within or close to the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

### 1. HDC Open Space, Sport and Recreation sites

**A.** Tugby & Keythorpe village green (Registered Village Green Leics. VG69; HDC OSSR *Amenity open space*; T&K Parish Council asset)

**032** St Thomas a Becket churchyard (HDC OSSR *Burial ground*; Tugby Parochial Parish Council)

**C.** Wellfield Green, south of village green) (HDC OSSR *Amenity open space*; HDC owned)

**D.** Tugby & Keythorpe allotments (HDC OSSR *allotment*; T&K Parish Council asset)

**E (part).** Tugby Centre open space (HDC OSSR *Amenity open space*; Parish Council asset)

**E (part).** Tugby children's play area (HDC OSSR *Play area*, T&K Parish Council asset)

### 2. Additional sites, this Plan

**F.** Tugby C of E Primary School grounds (Rise Multi-Academy Trust)

**B.** Amenity open space west of village green (ref A), with which it is contiguous

## 5.7 Important views

Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect Tugby's rural setting, in particular its visual relationship with the surrounding landscape, including its location in a fold of the hills of the Landscape Character Area of High Leicestershire.

One of the main ways in which residents expressed this wish was by describing several highly valued views within and around the village and toward the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (figure 13).

**POLICY ENV 9: IMPORTANT VIEWS** – The following views (see table 3 and figure 13) are important to the setting and character of the village. Development proposals should respect and protect them. Development that would have an unacceptable impact on the identified views will not be supported.

1. From high shoulder on byway B30/5, a 360° panorama taking in all of the southern half of the Plan Area, including the valley in which the village is located.
2. From ridge on Footpath B83 looking east and west along valley and line of Crackbottle Lane
3. Looking south along Wood Lane from the first rise on Wood Lane climbing out of the Eye Brook valley towards Tugby



4. From the end of the narrow track beside field 037 at the edge of the village, view west-northwest over a very well-preserved ridge and furrow field into a steep-sided valley and up toward the parish boundary and the highest part of the Plan Area
5. From the end of the track (bridleway B90/1) leading past the village hall at the end of Main Street, southwest over rolling, wooded open countryside toward the high ground between Rolleston and Noseley
6. From field 043 behind the village hall, southeast over a small steep-sided valley to the horizon on the parish boundary high ground between Tugby and Hallaton

Figure 13: Important views

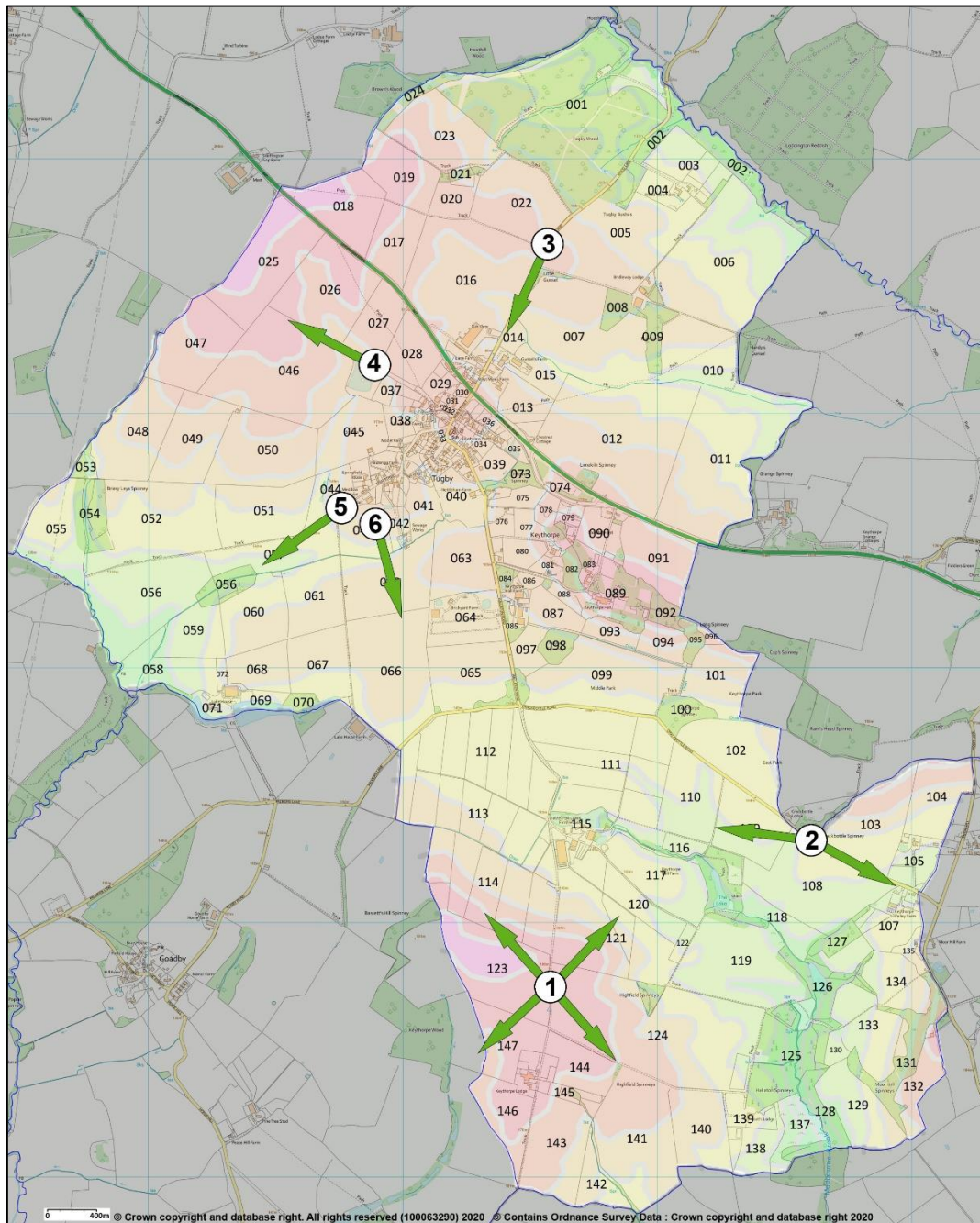


Table 3 Important views

1. From high shoulder on byway B30/5, a 360° panorama taking in all of the southern half of the Plan Area, including the valley in which the village is located.



2. From ridge on Footpath B83 looking east and west along valley and line of Crackbottle Lane



3. Looking south along Wood Lane from the first rise on Wood Lane climbing out of the Eye Brook valley at the junction with the bridleway towards East Norton (marked on the OS map as little Gunsel) looking southwest towards Tugby



4. From the end of the narrow track beside field 037 at the edge of the village, view west-northwest over a very well-preserved ridge and furrow field into a steep-sided valley and up toward the parish boundary and the highest part of the Plan Area





5. From the end of the track (bridleway B90/1) leading past the village hall at the end of Main Street, southwest over rolling, wooded open countryside toward the high ground between Rolleston and Noseley



6. From field 043 behind the village hall, southeast over a small steep-sided valley to the horizon on the parish boundary high ground between Tugby and Hallaton



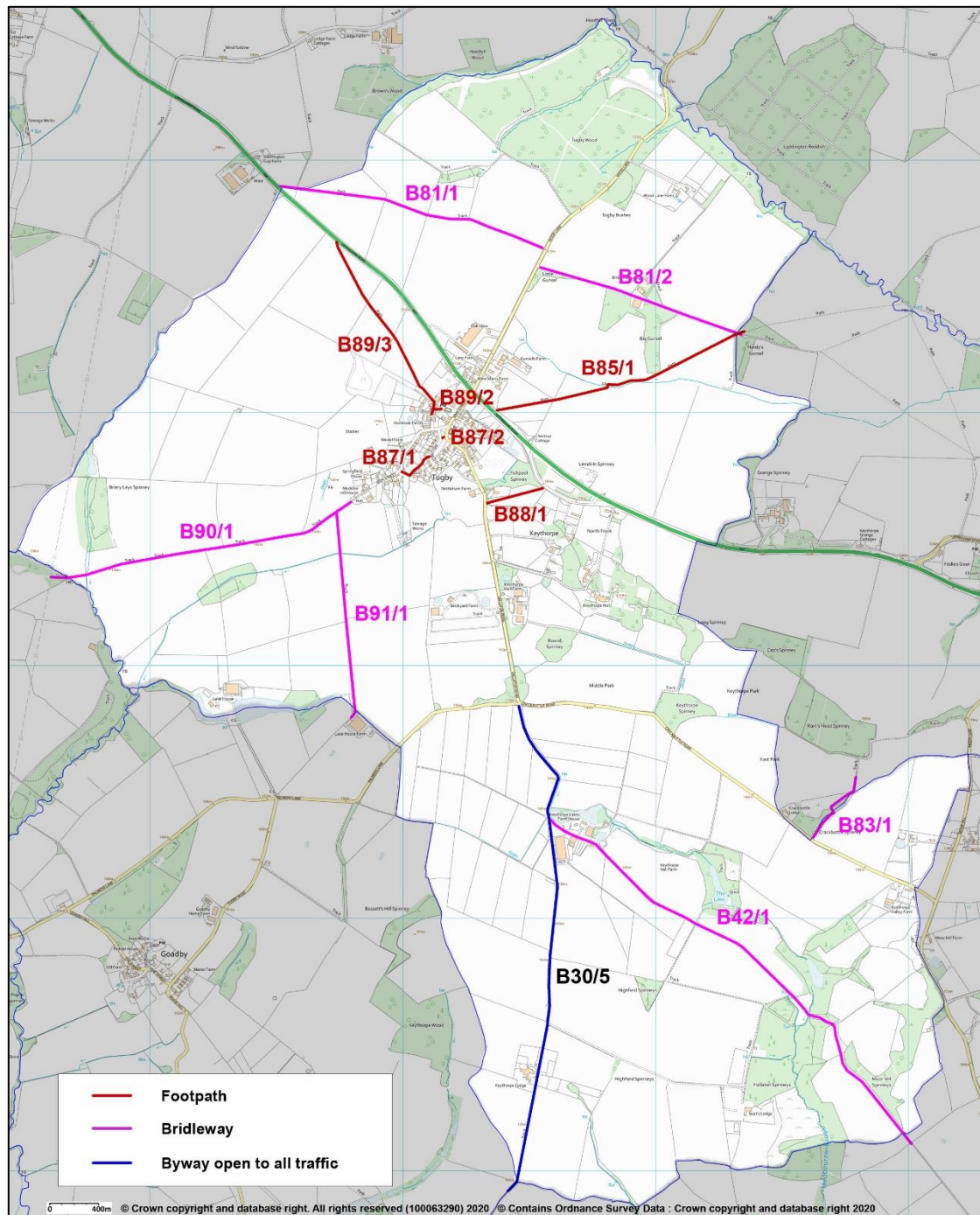
## 5.8 Footpaths and bridleways

A fairly extensive network of footpaths, bridleways and byways exists in the Plan Area, including some which are incorporated into two long-distance routes. As elsewhere, the basis of the network is the ancient ‘ways’ established and used in the medieval period when walking or horseback was the only way of getting around – between Tugby, Keythorpe and neighbouring villages, to market towns, and out into the open fields – for most people.

They are a characteristic feature, as well as being a well-used community asset that helps improve physical and mental wellbeing for residents and visitors. The essential function of the network diminished in the 20<sup>th</sup> century, being replaced by value for recreation. This value continues for residents and visitors, while horse-riding is also a popular recreation, meaning the few local bridleways have a shared walking/riding use – and necessitating private arrangements with landowners to enable riders to complete circular routes.

The need for vigilance and a combination of Highways Authority and community support, together with ongoing maintenance, is recognised by this Policy. It also requires developers to respect the historical and rural character of local footpaths, which have a value and meaning beyond simply being unobstructed linear features.

**POLICY ENV 10: FOOTPATHS AND BRIDLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths (see Figure 14) will not be supported without appropriate mitigation.**



## 5.9 Flood risk resilience

Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades.

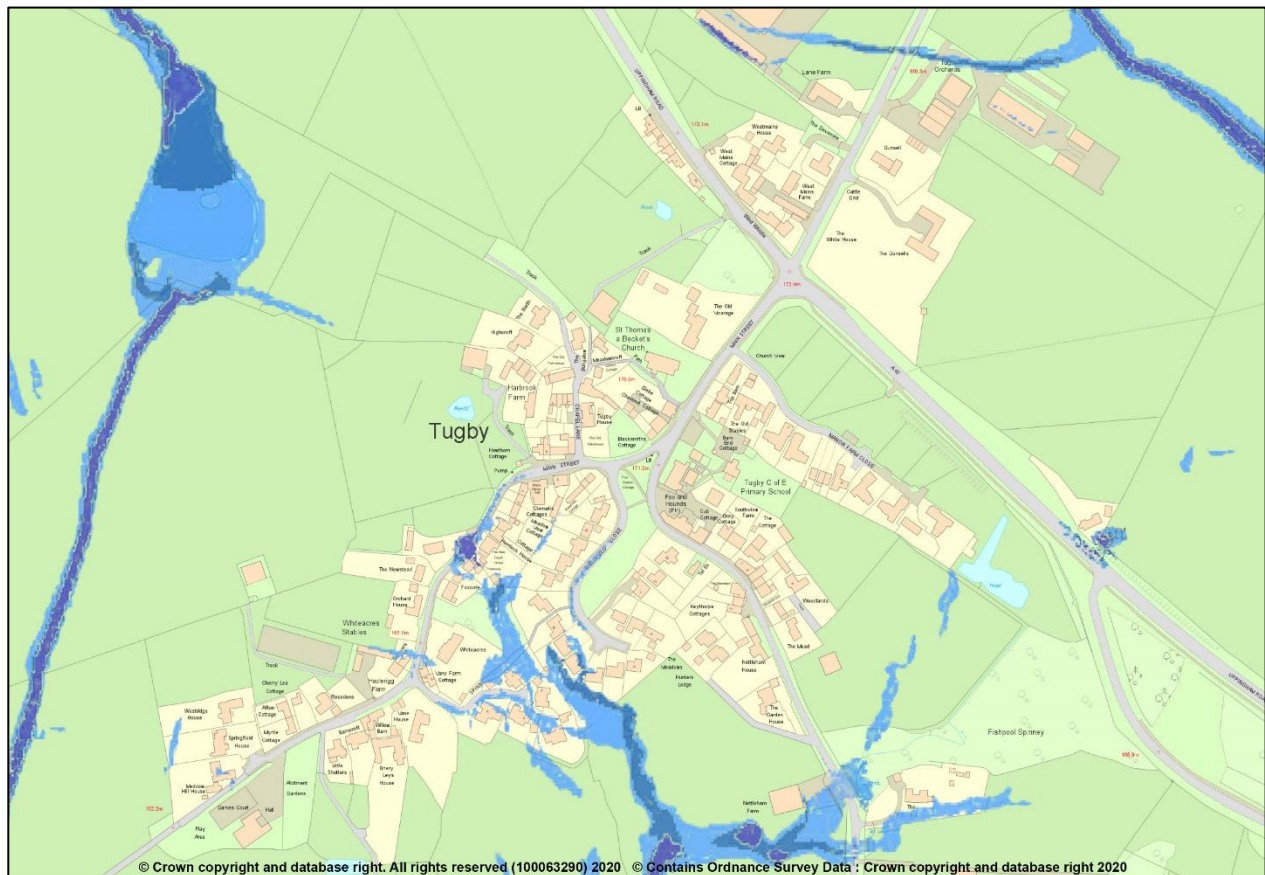
It is therefore desirable to plan for a medium-term future for Tugby in which weather events continue to become more extreme by putting in place measures that mitigate the challenge of climate change for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for*

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*England* (2019), in which the strategic emphasis for the EA shifts from mitigation to resilience; in other words from requiring new development to reduce their adverse effects on flood risk to avoiding creating or adding to flood risk at all.

There is also a desire to improve the infrastructure within the built-up area for managing flash-flooding and surface water run-off events where this is not unnecessarily detrimental to the historic built environment or to biodiversity sites and other open and green spaces.

Flooding from surface water has been observed to have increased in and around the village over recent years. Likely causes are increased rainfall overall, more intensive rainfall events, intensification of agriculture and new development being permitted without recognition of its effects on local hydrology. Within the Parish, flooding from surface water (run-off and flash flooding) is an actual or potential risk generally and specifically at sites adjacent to ordinary watercourses, i.e. rivers, streams, ditches, drains, cuts, culverts, dykes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows. Robust sustainable and low carbon drainage systems (SuDS) can help to prevent new development from exacerbating this risk and avoid the potential for adverse effects on the environment (e.g. polluted run-off entering existing water bodies). In addition, SuDS should always be designed to complement and not harm existing habitats.

**Figure 15: Areas susceptible to flooding from surface water and watercourses**  
Based on Environment Agency mapping



The NPPF does not currently prohibit development in areas of high flood risk (e.g. Environment Agency Flood Risk Zone 3). Flooding from surface water was excluded from the National Flood



Resilience Review (September 2016). This policy therefore represents a local determination to strengthen the conditions in respect of flooding and hydrology to be applied to all development of one or more dwellings or employment development in the Parish. It supports and is in conformity with relevant sections of the NPPF paragraphs 159 -168 and is strongly supported by the 2019 draft *National Flood and Coastal Erosion Risk Management Strategy for England*.

**POLICY ENV 11: FLOOD RISK RESILIENCE – Development proposals within the area indicated in Figure 15 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.**

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up area, will be supported.

Development proposals of one or more dwellings and/or for employment development should demonstrate that:

- a. if in a location susceptible to flooding from rivers or surface water, an alternative site to meet the local residential development need is not available;
- b. its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;
- c. it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and will not threaten other natural habitats and water systems;
- d. its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- e. it does not increase the risk of flooding to third parties;
- f. proposed SuDs infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting; and
- g. it takes the effects of climate change into account.

## 5.10 Renewable energy generation infrastructure

National Planning Policy Framework 2019 paragraphs 152-154 make it clear that all communities are responsible for reducing emissions as part of the necessary approach to mitigating and adapting to climate change. Residents of Tugby and Keythorpe wish to play their part, but at a scale appropriate to the sensitive landscape of the Plan Area. The impact of wind generation projects on communities has been recognised by the government: a Ministerial statement made on the 18th June 2015, notes that suitable areas for wind energy development must be identified in local plans (as has been done in HDC Local Plan 2018 paragraph 10.3 and policy CC2) and that any such developments must have the support of local communities.

POLICY ENV 12: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – Proposals for single small-scale (turbines less than 30m), local resident, business, amenity or community-initiated, solar and wind generation infrastructure will be supported, subject to their complying with the environmental protection conditions listed in *HDC Local Plan (2018)* Policy CC2.

Large and medium scale (one of more, larger than 30m) turbine developments will not be supported, following the Plan Area's designation in *HDC Rural Centres Landscape Character Assessment and Landscape Capacity Study 2014* as an area of high landscape sensitivity, and in conformity with *HDC Local Plan* Policy CC2.

## 6. Community Sustainability

### Community facilities and amenities

The community facilities and amenities that exist in Tugby and Keythorpe make a significant contribution to the vitality and sense of community of the Parish. They have a positive impact on our sustainability, enhancing the quality of life for residents and providing the potential for social interaction.

To promote the on-going prosperity of the Parish, it is essential that we retain our existing community facilities and amenities and continue to provide local services that will sustain the vitality of the community.

The Tugby & Keythorpe community facilities comprise a primary school, church, village hall, children's playground, allotments, AstroTurf multi use sports court, village green, a cycling café and local pub.

### Keythorpe Community

Keythorpe is an integral part of the parish of Tugby & Keythorpe. It lies approximately ½ mile south from the centre of Tugby, along the Hallaton Road. The first part of Keythorpe is Lakes Farm, a dairy farm with two houses. The next houses are another ½ mile further on, up a very steep hill, where there are three houses situated at the point where the tarmac road ends and a field road continues. This field road leads to either Hallaton or Goadby. There are two more houses at the top of the hill, both isolated and with their own access roads. One a seven-bedroom house, formerly a lodge cottage known as Isset's lodge, and the other, on the edge of woodland, a small cottage which was always known as Keepers Cottage.

Historically Keythorpe was the larger settlement, but was decimated by the Black Death. However, until 1840 Keythorpe Hall was located at the site of Lakes Farm, it was then moved, brick by brick, to Tugby onto rainwater head, where it still stands today and is a Grade II listed building. There is often confusion about the location of Keythorpe as it is wrongly assumed that the Hall is the site of this old settlement.

The Hall and surrounding farmland/ estate became the seat of the 11<sup>th</sup> Lord Berners, Henry William Wilson in 1843. Until mains water was installed, post war, Keythorpe Hall provided an erratic water supply to the village of Tugby, the Hall and gardens had first use of the water which was pumped by a large ram from Isset's Lodge into underground tanks at the Hall. These tanks are still there, but not the pumping system. One Tugby resident can still remember the on and off water supply from the Hall. Fortunately, Tugby also had a series of spring fed wells along the Hallaton Road, which still exist and which give the name to Wellfield Close.

The present owner of the Hall is restoring both the house and the walled garden to its former glory.

## Tugby village

Tugby remains a very rural parish located astride the A47 between Skeffington and East Norton. There was a strong local relationship with Skeffington when the two communities were in the same ecclesiastical parish. This changed and the relationship became less close.

Tugby also fell victim to the Black Death and so the village evolved to the north of the old village centre. One of the oldest buildings in the current village is the old Black Horse pub – now a domestic residence. Many residents in Tugby relied on Keythorpe Hall and its grounds for work.

## The Parish Church, St Thomas Becket

The church has a very active PCC and holds regular weekly services. The church tower was restored two years ago and there was considerable internal refurbishment undertaken at the same time. This included the installation of a toilet and, by the removal of several pews, a meeting area was created, consequently the church is now used as a centre for small social gatherings as well as church services. The church is a vital meeting place for the community. There is a monthly tea and cake drop in, annual produce show, MacMillan coffee morning, the walking group and the Tugby and Keythorpe united charities group and the school.

## The Village Hall and AstroTurf

The Hall and the AstroTurf are run and maintained, as a charity, by the North Memorial Hall Trust. The sites of these two facilities belong to the Parish council and are leased to the NMHT at a peppercorn rent, on the proviso that should either of these fall into disrepair, the sites will revert to Parish Council management. In order to monitor this, the Management Committee must include two members of the Parish Council and five residents of either Tugby or Keythorpe. One of the Trustees of the charity must also be the chair of the P.C.

**The Hall** is well used by the school for sports and events, village residents and people from surrounding villages. It creates a neutral meeting place and facility for social gatherings and sport. There is an active bowls club, ladies club, yoga class, tae kwando, dog training, together with seasonal quiz meetings, a summer ball and an annual Christmas dinner dance. Along with the church, it creates a place for the village to meet and socialise and as such is essential to maintaining a sense of community.

**The AstroTurf** is maintained by the NHMT as an amenity for all. The tennis court is available for all. There is organised 5 a side football. The school also uses the AstroTurf for sport an after school clubs.

## The play area

The play area adjacent to the village hall is very popular for small children. It is managed and funded directly by the Parish Council. It has slide, swings, zip-wire and climbing frame, which has been



recently refurbished following a substantial fund raising effort by the parents of school age children.

## Allotments

Also managed by the Parish Council. There are 10 allotments, charged at £25 a year, all are currently in use. They are well used and well maintained. A piece of the allotment is to be made into a memorial garden for the late and long serving chair of the PC. There is running water.

## The car park

Adjacent to the village hall, the car park is maintained and owned by the Parish. It is a significant asset as it serves users of the hall, the play area, the astroturf and the allotments. Residents of Main Street also use it for overnight parking. Visitors to the village such as walkers and cyclists use the car park as a meeting and starting point.

The Village green is a triangular area managed as community assets by the P.C., which funds flowers, benches, trees and general repairs. It is well used by children playing, dog walkers and the seats are well used, often by Duke of Edinburgh award walkers. There is also an adjacent green space, which is currently managed by Harborough District Council.

## The Fox and Hounds pub

The village pub is recently re-opened following refurbishment and re-letting. It is a prized community asset and the current owner, who lives locally, is committed to it continuing as a community resource.

## East Norton and Tugby United Charities

An important, small local charity, income for which derives from 17.67 acres of arable land. The rent is presently £1,640 per annum.

Originally the income was used to give grants to apprentices to buy tools or clothing and by giving coal to pensioners and others in need. It is now used for making grants to students in higher education, to young people leaving education and starting work and gifts at Christmas to people over eighty years old and others who have a difficult year. Additionally, individuals or organisations can apply for a grant for a particular project: for example a grant was recently made to supply maths equipment for Tugby School which the school did not have funds to pay for.

## Other assets

Village Magazine is a monthly journal, which gives very useful information about village events past and future. This is greatly valued by the Parishioners. There is also an information leaflet for new

arrivals to the Parish. There are two defibrillators, at the school and at the village hall. A Mobile Library visits once a month.

**POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES** - Development leading to the loss of existing community facilities, which includes Tugby School, the Parish Church, the village hall and astroturf, the play area, the allotments, the car park and the pub, will not be supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community – such viability and support includes fundraising and volunteering by parishioners and others; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

The Parish encourages the provision of new and improved facilities such as improvement of the school, car recharging points, sports facilities and improvements of the village hall.

**POLICY CFA2: NEW OR IMPROVED COMMUNITY FACILITIES** - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- a) Meets the design criteria stated in Policy H5;
- b) Will not result in unacceptable traffic movements or other disturbance to residential properties;
- c) Will not generate a need for parking that cannot be adequately catered for;
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and
- e) Takes into full account the needs of people with disabilities.

**Community Action CFA1: Maintenance of existing community assets** - The Parish Council will work to maintain and develop key community assets in the village:

- a) The pub is a key village asset that absolutely needs to be supported and kept open. The Parish Council will continue to consider whether to register the pub as an asset of community value.
- b) Support the North Memorial Hall Trust to maintain the assets under its management.
- c) Liaise with local landowners to ensure all rights of way are maintained and, where possible, enhanced.

## Tugby Church of England School

The school is a major asset to the village. It takes children in the year of their fifth birthday to 11 years of age. The school has a maximum capacity of 105 and is expected to have 60 on roll in September 2019. Positive action is underway to increase pupil numbers.

It has high standards and there are many positive interactions between school, local community and church. The school is situated on Main Street. The main school building dates from 1859. There is a more modern Early Years classroom dating from 1961 and an outdated mobile classroom. The school entrance and library also present challenges for modern education practice. Unusually for a village school, there are substantial grounds adjacent to the school, which greatly benefit the quality of education offered to the pupils. They are actively used for physical and wellbeing, gardening, wildlife and pet care education. Use is also made of the village hall and church for school events.

Currently four out of twelve members of staff at the school live in Tugby village. Pupils come from both within Tugby and Keythorpe and from the large catchment area providing for the local rural community including from the villages of the villages of Tilton on the Hill, Skeffington, Loddington and East Norton. Several children travel to school by bus provided by the local authority.

The school is a member of the Diocese of Leicester Academies Trust. The majority of pupils transfer to Uppingham Community College at the end of year six. In common with many similar small rural schools, Tugby C of E primary school faces challenges relating to funding which is driven by the number of children in the school. Fluctuations in the number of children at the school result from the number of younger children living within the catchment area. This is currently seen as diminishing due to the cost of housing and decrease in birth rate. The medium to long-term future of the school would be helped by more affordable housing in the village, which would attract young families.

Changes in policies for school bus provisions impact on the number of pupils at the school.

The school would benefit from an input of funding to improve facilities, particularly to replace an outdated mobile classroom and develop the school entrance and library.

**POLICY CFA3: TUGBY SCHOOL - Proposals for replacing or expanding the facilities of the primary school in the Parish will be supported so long as:**

- a) It has appropriate vehicular access and parking and does not have a significant adverse impact upon traffic circulation; and
- b) It would not result in a significant loss of open space and amenity to local residents or other adjacent uses.

## Traffic Management

Tugby village is split in two by the A47 – there are 12 dwellings, several small business units, cycling Café Ventoux and two large farms on the north side of the A47, the larger part of the village lies to the south of the road.

There is a 50 mph as limit along the Tugby section of the A47, but little or no monitoring of this. Nor is there adequate signage of the crossroads. The traffic over this crossroads has increased dramatically over the past few years, in part due to several new houses and in part due to the café and business units. At any time of day there can be a group of cyclists, walkers, farm vehicles, domestic cars, even horses, all trying to negotiate a crossing with no vision to the west, from the north side and a dip in the south side which hides traffic from the east. Articulated vehicles, increasingly used for farm deliveries, have to pull into the oncoming traffic lane in order to negotiate the turn off the main road and into the north side of the village. By contrast, Skeffington, a few miles to the west of Tugby, has massive Crossroad signs while no part of their village lies to the north of the A47. Despite many efforts on the part of villagers to highlight the dangers Highways are waiting for Tugby to have a fatality before they will even consider improving this junction.

Traffic through the village is high at peak times of the day, school buses travel through the village, commuters from surrounding villages use it as a through route to the A47 and at various times of the year farm traffic is constant. Since the opening of the cycling café, plus the route from north to south being a designated cycling route, the increase in cyclists has been immense and adds to the chaos at busy times. As with many villages, parking is a real and ever present hurdle to negotiate. The route through the village has two bends, which are made dangerous by parked cars, although the parked cars do help to slow down the early morning commuters. Main Street is a dead end, but again parked cars severely restrict access down this road and would certainly impede an ambulance or fire engine. Long term some alternative parking should be provided, but the age old problem will be, will people walk from parking to front door?

### 747 Bus

Tugby is fortunate to be situated on the 747 bus route from Leicester to Uppingham. This bus is jointly subsidised by L.C.C. and Rutland C.C. and runs a two hourly service from early morning to seven in the evening. Unfortunately, Centrebus, which runs the service, is reluctant to continue the service beyond December 2019, this is despite guaranteed funding from both Councils at the rate required by the bus company.

There are bus shelters on either side of the road at the crossroads on the A47.

There is a 'Bus Group' to which councillors from all the villages along the route have joined, in order to exert pressure for the continuance of this service. It is a lifeline for teenagers going to college or part time jobs, for pensioners who can no longer drive, this is a particular concern for Tugby, as the average age of residents is over 60, and for people who just do not drive. In Tugby, there is one



family who would have to move, because the husband can no longer drive, due to a stroke and the wife has never driven. They have lived in Tugby for over forty years. Another lady, a widow, used to travel to Leicester for a change of scene, but has had to stop when the times changed – a two hourly interval was too long for her.

The statistics, supplied by Centrebus, show a fall in passengers since the change from an hourly to a two hourly service. This is certainly the case in Tugby, as a trip to the doctors in Billesdon, is no longer viable with the two-hour gap early in the day. This bus service is essential for keeping Tugby a vibrant village where all ages and incomes are able to live.

## Parking

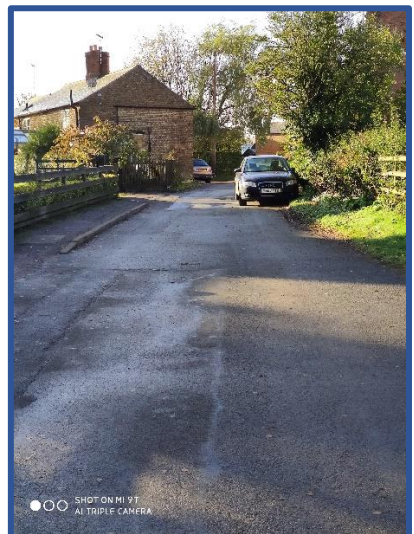
There are parking issues as old houses don't have garages or, in some cases, driveways.

The school allows parking on the school car park out of school hours as does the pub. The school also allows school parking at drop off and pick up times. These are informal arrangements and therefore could potentially stop at any time.

There are some specific issues relating to inconsiderate parking and the fact that many households have multiple vehicles. Walkers are also endangered when they are walking along roads without pavements or where pavements are blocked by parked cars – for example walkers with pushchairs.

The two key pinch points due to parking on narrow roads are on Main Street where there is very limited visibility when passing the pub and on Hallaton Road where there are always parked cars and a considerable volume of traffic. In both cases vehicles have to move across the road into oncoming traffic in order to proceed.

**Increased parking within the curtilage of houses, where possible, is therefore encouraged.**



## A47

Dividing the village of Tugby is the A47. There is a crossroads, which facilitates turning into the village on either side. Other villages off the A47 have right turn filters but Tugby does not. As previously mentioned, signage is relatively poor and there is real danger of cars turning right being hit by both following and oncoming vehicles.

Crossing the A47 from one side of the village to the other is even more difficult and dangerous. **If there is further significant development on either side of the road, an improved and safer crossroad junction must be a part of it.**

Reduction of the speed limit from 50mph to 30mph, as in Glaston a few miles away, would also be supported, as there are a number of houses facing the A47.

In 2020, a traffic survey was conducted at the crossroads. Comprehensive data and graphs are included as supporting information.

The data obtained supported local anecdotal knowledge and highlighted several concerns:

1. High volume of traffic going directly, often at speed, along the A47
2. High volume of traffic crossing A47:
  - A. Turning off the A47 into Wood Lane and Main Street
  - B. Turning from Wood Lane onto A47
  - C. Turning from Main Street onto A47
  - D. Crossing from Wood lane to Main Street and vice versa: This includes a large number of cyclists. (Wood Lane and Main Street are part of National Cycle route 64) and Horse riders
  - E. Direct access from 10 houses within the village boundaries onto the A47
3. Pedestrians crossing the A47
  - F. Village inhabitants, living to the north of the A47, accessing village facilities to the south, including children going to school
  - G. Recreational walkers - (Wood Lane and Main Street are part of the long distance footpath the Midshires Way)

Other concerns include:

1. Poor visibility from the Wood Lane junction on to the A47, particularly to the west
2. Turning right from the A47 into Wood Lane or Main Street requires following traffic on the A47 to come to a halt as it is a single carriageway. There are anecdotal local accounts of frequent unreported accidents happening at this point

3. Time needed for slow moving agricultural traffic and heavy goods vehicles turning into and out of the narrow Wood Lane junction with the A47

It is also worth noting that:

- The reported data was recorded at the end of the period of full Covid 19 restrictions and during school holidays and so is likely to be lower than normal
- Housing Development in Tugby and the surrounding villages and along the A47 is increasing traffic volumes
- Tugby is a small village so funding levels are available for maintenance rather than infrastructure improvements.
- There have been no requirements to improve infrastructure from recent planning approvals.

**Community Action TR1: The Parish Council will work with the Highways Authority to improve the junction on the A47 in Tugby, and to consider:**

- Warning lights activated by traffic to inform A47 through traffic of the junction or give a speed limit reminder. (As seen, for example, on the A47 at Skeffington.)
- Reduction of speed limit to 40 mph (as on the A47 through Houghton on the Hill) or to 30 mph (as on the A47 through Glaston)
- Installation of a central refuge (as on almost all junctions on the A47 from Leicester to Uppingham).

## Large Vehicles

Over 50 of large vehicles, including HGVs, delivery vehicles, school buses, maintenance vehicles, tractors and caravans, pass through the village on a daily basis. Some vehicles are coming specifically to the village, others are passing through. This brings noise pollution and traffic congestion to the Parish.

**POLICY TR1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development must:**

- a) Be designed to minimise additional traffic generation and movement through the village.
- b) Incorporate sufficient off-road parking.
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided.
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions.

- e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

## Electric Vehicles

The UK government has recently announced its intention to ban sales of new petrol and diesel cars from 2030 to combat rising levels of air pollution and address climate change concerns. The implication is that the number electric vehicles on the road will certainly increase rapidly during the lifetime of this Plan.

This raises the crucial question of battery recharging. Residential charging is a current norm. It is important to include requirements for home charging in all new developments within the Parish.

However, residential charging is only possible where off-road parking is available. It does not help residents of houses without on-site parking in Tugby.

Commercial/communal rapid charging facilities are growing across the country making use of 3-phase supply not possible at the domestic level and reducing the 7KW re-charge time by a factor of 3. These should be utilised in Tugby - for example by installation in the parking area next to the village hall.

### POLICY TR2: ELECTRIC VEHICLES

a) Residential development of one dwelling or more should provide 7kW cabling, or better if feasible, to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point.

b) The provision of communal vehicular charging points within the Parish will be encouraged so long as there is universal access and they do not impact negatively on the availability of existing parking within the Parish.

## Footpaths, Bridleways and Cycleways

Tugby & Keythorpe Parish is well served by multiuse bridleways, footpaths and mountain bike routes, however, the only designated road cycle route are sections of the National Cycleway, 64 & 63. These sections, along with many of the surrounding rural roads, are very popular with road cyclists and are well used throughout the year.

The opening of café Ventoux coincided with the opening of a new cycle route – a very pretty and popular part of a national cycleway. In general this is a positive thing and their needs must be considered as we plan for the movement of traffic through the Parish.

Apart from three short footpath only paths, which link outlying houses to the main village, the main tracks are multipurpose and are used by horse riders, walkers and off road cyclists. These paths link the parish to Hallaton, Goadby, East Norton, Skeffington, Loddington, Noseley and Tilton-on-



the-Hill. All can be used as circular routes and the Tilton section is part of the Macmillan Way.

These paths/tracks are well used by our own and surrounding parishes, they are well signed and maintained. They also attract groups of walkers from further afield; the Duke of Edinburgh Award Scheme is one in particular. They are an asset which attract visitors to the area, whether for walking, riding or bird watching.

**POLICY TR3: FOOTPATHS, BRIDLEWAYS AND CYCLEWAYS-** The maintenance, upgrading and, where appropriate, extension of the pedestrian footpath network in the Parish will be supported in order to:

- a) Service new developments and connect them to the existing pedestrian footpath network;
- b) Encourage walking over car use for making journeys within the Parish; and
- c) Provide an improved and more extensive footpath network to support exercise and leisure activities for Tugby Parish residents and visitors.

## Businesses and employment

The strength of the local economy and of the community goes hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan.

However, Tugby and Keythorpe is a rural parish relatively distant from the major employment centres. Employment opportunities within the Parish are therefore limited in scale. That said, there are long established businesses, which are run from home-based facilities within the village. There is an increasing trend for residents to work from home (10.1% of people living in the Parish (aged 16-64) compared to 5.3% in Harborough District) and with improving connectivity locally and changing employment patterns nationally, this trend is likely to continue.

For the majority of workers resident in the Parish the lack of significant employment opportunity means that their only option is to work away from the area, commuting increasingly greater distances to secure employment. This impacts particularly on young people for whom the high property values combine with the lack of local employment opportunities make Tugby and Keythorpe a difficult option for residence.

## Support for existing businesses and employment

For any community to flourish good employment opportunities are essential. As shown, there are already several local employers and businesses within Tugby and Keythorpe Parish. Tugby and Keythorpe is a rural community and close to several significant employment centres, such as Market Harborough, Corby, Leicester and Loughborough. Existing local businesses and employment include a pub, a café, caravan storage, several stables, farms and the Primary School.

Most existing businesses in the Parish do not employ more than one or two people from within the Parish. A small number of businesses employ larger numbers of workers, mostly drawn from

outside the Parish such as the Primary School.

There are employment opportunities within the Parish related to our existing businesses. These include the local farms and related agricultural businesses, the Fox and Hounds pub, Cafe Ventoux and adjacent businesses, the school and smaller businesses that use local facilities such as dog training and yoga that use the village hall.

Where there are buildings dedicated to business use in the Parish it is recommended that they be protected against being lost to other uses. To do so, it is necessary to restrict the premature demolition or conversion of existing commercial premises (B-class uses) for non-commercial purposes. Only if it is clearly demonstrated that there is little prospect of the existing building or land being used for employment-generating purposes can this be permitted.

**POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES - There will be a presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:**

- a) The commercial premises or land in question has not been in active use for at least six months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

## Support for new businesses and employment

New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities. Development of technology offers several such potential opportunities, for technological and other businesses.

Any new employment initiatives should be small scale and sensitive to the character of the Parish. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment. Inappropriate commercial development within the Parish's tranquil, rural setting could threaten the desirability of developing more appropriate business and employment opportunities.

A relatively recent development is the businesses attracted to the barns of the old egg farm at Cafe Ventoux. This has developed a cycling cafe and more cycle traffic within the village. It also has employed more youngsters from within the village, mostly part-time, much as the pub has done. Within the barns are various businesses and employers including accountants, medical event services, specialist travel agents, clothing and fabric designers, Psychology (NHS support services), crockery designers, a golf professional, outdoor furniture suppliers, a security industry firm and

events company. This type of new business, clean non-industrial employers are encouraged as they will improve the local economy.

The Parish would encourage a range of additional new businesses in keeping with the nature of the Parish, such as a farm shop, a doctor's surgery or a children's nursery, bed and breakfast.

**POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT** - In supporting additional employment opportunities, new development will be required to:

- a) Fall within the boundary of planned limits of development for the Tugby Parish, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances;
- b) Where possible, development should be sited in existing buildings or on areas of previously developed land;
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside ;
- d) Not involve the loss of dwellings;
- e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;
- f) Not generate unacceptable levels of traffic movement and on road parking, provide off road parking; and
- g) Contribute to the character, the design of the local built environment and the vitality of the local area.

## Home working

As mentioned, there is an increasing National trend to home working and therefore, as Tugby and Keythorpe develops and grows, it too will need to support residents who are working from home. This will include good Broadband Infrastructure and also opportunities within the village to allow businesses to develop and grow.

There is a need for Tugby and Keythorpe to offer local employment to a wide range of people as this adds to the diversity of the village and will bring opportunities for those already working locally, including those home workers. The 2011 Census showed that 26 people were working from home. These include farming contractors, insurance services, care working, golf event management, packing services, beauty therapy, yoga and computer services.

With this in mind it is clear that residents who wish to move to home working within their homes or within the village may need to make adaptations to their homes. Therefore, the construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported. This is intended to maximise the opportunities for entrepreneurial activity and employment in Tugby and Keythorpe Parish. It will

be important that any future housing and developments within the village should strongly consider accommodation that can promote home working and local employment.

**POLICY BE3: HOME WORKING** - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

## Farming

Farming is still the main and only large industry in this parish, although with increased mechanisation, this is not reflected in the population of the two settlements – a total of eighteen houses are associated with agriculture within the whole parish, six of these are tied cottages. Today, unless the farm has tied houses, farm workers are forced to live in local towns, where accommodation is cheaper. This trend has increased with the lack of social housing and the break-up of many small family farms.

There are two large farms in the parish, one of which is still a family farm, the other a partnership between manager and landowner, the rest of the land within the parish is a mixture of investment in land and small parcels used as paddocks and for recreation.

The family farm is arable and, until recently, ran a successful farm contracting business as part of their farming setup. At that time the farm employed two full-time workers and several seasonal, part-time employees, their arable is now contracted out to another local contracting firm from outside of the parish.

The dairy farm is an organic milk producing farm, run by a manager in partnership with the landowner. The milk produced is sold as organic powdered milk to the U.S.A. This same partnership runs three more farms around Oakham, all dairy, all organic. Within the parish, the farm employs three full-time workers, all of whom are housed in tied cottages on the farm. There are also several part-time workers to cover milking and calving. A yard and small parcel of land is run as a livery yard - an offshoot of the main business. The Holstein cattle are a prizewinning herd and the main farm has a conference centre, where herd/organic milk production meetings are held.



Both these farms run subscription shoots.

There are four large blocks of land, three of which are owned by businessmen, the other is Glebe land belonging to the Church. Two have small livery yards, three are mixed farms, grazing and arable, the other grazing only. All the grazing is let to neighbouring farms. Only the Glebe land arable is let, the other two blocks of arable are farmed by contractors for the owners. There are no full-time employees.

On the outskirts of the village, on the edge of the parish towards Loddington, there is a block of woodland. This is managed as a supply source for a commercial wood yard. Any employees connected with this are linked to the wood yard, which is not within the parish.

The only other farm related business is a Game Farm, a family enterprise, which raises pheasants for shooting and processes all types of game for local restaurants and farm shops. They produce their own sausages, burgers and game pie mixture. There is a full-time worker who is housed, with his family, in a static home within the one field operation. There are also several part-time/seasonal workers during the shooting season. The family was able to build their own house within the field boundary.

The land surrounding the parish is roughly split into four large farming enterprises, two family and two investment, as any blocks of land are sold these larger businesses buy up the extra acres. At this point in time, the emphasis is on traditional farming in our region.

**POLICY BE4: FARM DIVERSIFICATION** - In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

## Broadband and mobile infrastructure

The Parish wishes to be at the forefront of any future enhancements to communications technology.

Tugby is supported by BT Openreach fibre to the box, which allows households and businesses to have access to high-speed connections.

There is patchy mobile signal, some parts of the Parish having a good signal whilst others have sporadic connection.

More people are choosing to use mobile phones and tablets to make calls, often instead of having a landline, and to access the Internet and social media. Some residents retain a landline specifically because their mobile signal is sometimes poor.

It is particularly important that, as the village of Tugby grows and develops, an efficient and effective communications infrastructure is in place to maximise connectivity for businesses, services and residents. Such provision will reduce social isolation, ensure that not only residents, employers and services are well supported, but visitors to the village can also access good communications.

All future developments in communication technology are supported by the Neighbourhood Plan to ensure that all those in the Parish can take full advantage of these developments.

**POLICY BE5: BROADBAND AND MOBILE INFRASTRUCTURE - Proposals to provide access to superfast broadband for all businesses and households in Tugby Parish will be supported.**

**Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported.**

**Where new masts are installed, these should be shared, wherever possible, by more than one provider.**

**Any infrastructure improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.**

## 7. Infrastructure

All development has the potential to impact on the environment and place pressure on local infrastructure and services. It is recognised that the planning system should be used to ensure that new development contributes positively to the local environment and helps to mitigate against any adverse impacts on infrastructure.

The inclusion of a policy on planning obligations recognises that new development can bring significant benefits for a local community, for example, new homes and jobs/employment opportunities and assist in securing through a S106 legal agreement, used to secure infrastructure or funding from a developer to mitigate the impacts of a new development, towards for example the community facilities, like village hall, allotments, cemeteries contributions where appropriate.

S106 Planning obligations must meet the three legal tests in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) – that they are necessary to make the development acceptable in planning terms; directly related to the development, fair and reasonable related in scale and kind to the development.

The CIL charge regime was introduced by the Planning Act 2008 and it came into force on 6th April 2010. The CIL is a means for local authorities in England and Wales to help deliver infrastructure to support new development in their area. To date, Harborough District Council has not introduced a CIL charge in the District. This however is being kept under review in conjunction with partner authorities across the Leicester and Leicestershire Housing Market Area.

This is not only to ensure that the new development is properly served in respect of essential day-to-day infrastructure required by the occupants of any new development but also to minimise the impact upon existing infrastructure.

However, the NPPF stresses that the need for infrastructure accompanying development must have regard for the viability of that development. Planning Practice Guidance (PPG 46) also recognises the ability of Neighbourhood Plans to identify the need for new or enhanced infrastructure but requires the Plan to prioritise the infrastructure requirements.

Provision of the necessary physical and community infrastructure arising from proposed development is therefore a critical component of the Plan, which has identified a range of potential infrastructure requirements through its production.

The provision of these diverse elements of infrastructure needs to be timely if deficiencies are to be avoided.

**POLICY INF 1: DEVELOPER CONTRIBUTIONS – Where policies in this Plan require contributions to community infrastructure, they will be made through contributions through Section 106 agreements or the CIL where applicable.**

**The following projects are identified as priorities for investment in local community infrastructure:**

**Improvement of the school, electric car recharging points, sports facilities and improvements to the village hall.**

Developments should meet the infrastructure requirements arising from them provided either on site or through contributions towards new or improved facilities in the locality, secured through legal agreements.



## 7. Monitoring and Review

The Neighbourhood Plan will last up to 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Tugby and Keythorpe Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five- year cycle commencing in 2025 or to coincide with the review of the Harborough Local Plan if this cycle is different.