

## **Tugby & Keythorpe Neighbourhood Plan (Submission Plan)**

As you are aware, I have been appointed to conduct the Examination of the Tugby & Keythorpe Neighbourhood Plan. I can see that considerable community effort has gone into developing the Plan; in order that I may progress the Examination I would be grateful for the Qualifying Body's response to the initial enquiries below; the local authority may also have comments. The responses will all contribute to the progressing of the Examination.

I still have considerable work to undertake in fully assessing the submitted Plan but my purpose here is to better understand the authors' intentions behind some of the policy content. Where representations have raised issues, I will aim to pick up below the most significant of these so that you may provide comments where you feel the need. In order to ensure transparency with the conduct of the Examination a copy of these queries is being sent to the Local Planning Authority in order that the exchange of emails can be published on the webpage relating to the Neighbourhood Plan alongside the representations received during the Regulation 16 public consultation.

I am conducting this Examination against the content of the 2021 NPPF and the strategic policy content of the Harborough Local Plan adopted in April 2019.

### **A general comment about the wording of Policies**

Paragraph 16 of the NPPF says (inter alia) that:

"Plans should:

b) be prepared positively, in a way that is aspirational but deliverable;.....

d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; .....

and f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."

I will raise issues in relation to these expectations below. In particular, policies should say what *is* wanted, not what *is not*. Sometimes this is a matter resolved through different wording, but sometimes the issue is deeper because clarity about what is positively being sought is unstated.

### **Forward**

Although it may seem pedantic it is important that I point out that the Foreword is incorrect in saying that "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." In fact, Neighbourhood Plans must "have regard to" national policy and guidance.

**Noted.**

## **4 Housing and the Built Environment**

### **Housing Provision**

There seems to be a slight disparity between the Plan text and the supporting Sustainable Site Assessment (SSA); the former suggest that the housing requirement is 5 dwellings and the latter 6; is this a matter of the passage of time?

Yes, that is correct.

### Residential Allocation

The SSA says (para 2.3) that a total of 11 sites have been evaluated, the Plan itself says that the number is 9; is that because the latter ignores the second versions of two sites?

Yes, that is correct.

The paragraph immediately before Policy H1 says that the Plan is seeking to allocate a site for 8 units; the Policy that follows makes an allocation for “around eleven dwellings”. Is this the difference between aspiration and the actually assessed site capacity? Has the landowner agreed the capacity at 11?

The site has a physical capacity for about eleven units (three bed houses) and the owners support this approach, the policy is correctly stating that the allocation is for about 11 dwellings. The scale of development changed as the negotiations with the owners progressed.

There are a number of concerns with the presentation of the Sustainable Site Assessment (in addition to the strange paragraph numbering):

Executive Summary: this seems to suggest that the outcome from the first iteration of the process – described as objective – was not liked so the criteria were changed to alter the outcome.

The SSA scoring criteria were slightly amended to support local knowledge as more factual information became available through the process.

This might be said to result in a less-than-objective outcome; the basis of the change is not further explained?

The small changes were made by the working group of seven villagers with the advice of the consultant from YourLocale. The narrative can better reflect this.

Similarly, the later reference to: “The presentation of findings to the local community resulted in refinements to the site proposals” is not further explained.

This is poorly worded. The findings of the SSA exercise and the methodology used were presented to the local community and explained in detail. Consultation arrangements were severely hampered by the onset of the Pandemic.

I note that the ‘raw data’ on how each site was ‘scored’ on the traffic light system is presented separately but there are no maps outlining the particular site under consideration. Presumably these were presented to the community as part of the consultative process?

Yes the maps were presented as a part of the community involvement exercise and are attached.

Table 2 – SSA outcomes: before the table it is said that “The RAG Rating is obtained by deducting the “Red” scores from the “Green” scores”. There is no heading in the table for “RAG Rating”. After the table it is said that the outcome was the allocation of “the highest scoring green site” – this seems to suggest that red and amber scores were ultimately not counted (although I can see from the evaluation sheet it is the so-called RAG Rating that is

used for the decision).

The 'highest scoring green site' is a reference to the site with the highest green scores after the deduction of any red scores. The item headed as the HTG score is the actual RAG rating. For site one the location scored ten red scores, nine amber scores and nine green scores – hence the RAG score of negative one.

A concluding comment notes that “The two sites at Tugby house and the paddock adjoining Whiteacres will be dealt with under the windfall policy in the NDP”. This implies that, although these sites together totalled the number of dwellings initially sought, ultimately they are assumed to be added to the site allocated to make a total delivery of 19 units?

As these sites are within the Limits to Development they could be brought forward and determined with reference to the windfall policy. It is not necessary to allocate them to enable development to come forward.

Your comments on these lines of thought are invited.

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

In relation to the wording of this Policy:

- i) Are you satisfied that 11 dwellings are deliverable on the site (this being the threshold for the delivery of affordable housing)?

Yes, an architect has confirmed the yield with HTG members and a land agent has confirmed the potential scale of development.

There appear to be (from the map) existing buildings on the site; no mention is made of whether these will be incorporated into the layout or demolished – the latter option being potentially sensitive in a Conservation Area.

The existing buildings are of no architectural merit or age and their retention was not raised as a concern by the HDC conservation officer when the proposal for 11 units was consulted upon in the consultation of the pre-submission NP. Being modern redundant farm buildings demolition and new build would physically improve the location.

- ii) There is no indication as to what the “existing green assets” might be.

This refers to the existing trees within the curtilage of the development site.

- iii) Whilst I appreciate a concern for good design, having referenced Policy H5 there is no site-specific guidance as to what ‘good design’ might involve; the two further general references are duplication.

It is intended that the general references would need to be applied to the design of dwellings on the site through the detailed scheme proposal.

- iv) The Conservation Area and any specific guidance related to it is not explicitly mentioned.

The intention is that this aspect is covered by existing policy areas. The NP

cannot add anything to it.

- v) It is unclear what an “independently assessed” housing need, as required in element g, might entail.

A housing needs assessment was undertaken as part of the NP preparation (Appendix D). It is likely that over the course of the Plan period more up to date assessments of housing need will be undertaken by the Local planning Authority, in which case, this evidence will need to be taken into account.

- vi) Elements f and h appear to say the same the same thing in different words.

Agreed. The two criteria can be combined for clarity.

- vii) A representation comments: “It is unclear which footpath is being referred to here [element i], but it is assumed a vehicular access with an adjacent footway leading into the development.”

This assumption is correct.

- viii) Is there any particular reason for element j?

Element j) is a desire to see the whole site built in one phase to guarantee the delivery the affordable housing requirement.

- ix) Given that the site selected was originally offered as part of a larger site is it expected that a route through to the remainder of the site will be protected?

It is.

Your comments are invited on the above to help ensure clarity with the Policy.

### **Limits to development**

I note that it is stated that “The Harborough Local Plan has removed LTD in favour of criteria-based policies”. In what way has the Qualifying Body therefore satisfied itself that defining a LTD meets the Basic Condition requiring “general conformity with the strategic policies of the Plan for the area”? I note that the Basic Conditions Statements says: “The Neighbourhood Plan satisfies the requirement of policy GD1 of a ‘presumption in favour of sustainable development’ and adds limits to development as a matter of local detail to help determine the most appropriate locations for development” but the “presumption” and “limits” may not always be seen as compatible. Was the stated methodology agreed with the local authority? Was any check made that all extant planning consents would be delivered?

The local authority did not offer any objections to the methodology which has also been used in Made neighbourhood plans within Harborough district. It is recognised that the drawing of limits to development reflect matters of detail rather than strategy and are therefore appropriate considerations for neighbourhood plans irrespective of how the matter is addressed within the local plan.

Since the Harborough Local Plan was adopted in 2019, and the Limits to Development

replaced with criteria based policies, there have been at least 6 neighbourhood plans that have passed examination across the district which include limits to development (Great Glen Review, East Langton Review, Hallaton, Husbands Bosworth, Leire, Misterton with Walcote).

In relation to the wording of Policy H2, strictly speaking the last part of the second element should be: 'the strategic policies of the Local Plan and national policies'.

Noted

### **Windfall development**

The phrase at the end of the opening paragraph – “and apart from in only exceptional circumstances” – might be regarded as an overstatement of what Local Plan Policy GD1 provides?

Policy GD1 does say 'specific policies in the NPPF indicate that development should be restricted.' Policy GD3 sets out the development that is acceptable in the countryside and we would be content for this policy to be referenced in place of the phrase 'exceptional circumstances'.

In relation to the Policy H3 wording:

- i) Element a expects the retention of gardens whereas element c acknowledges, appropriately, that some/most development will involve development on existing garden space; the two elements need to be compatible.

We believe that the two elements are compatible.

Criterion a) seeks the retention wherever possible of natural boundaries and features (including gardens) whilst criterion c) seeks to ensure that development does not reduce garden space where it creates harm.

Therefore if the retention of a garden is not possible (as allowed by criterion a) then any reduction must not create harm .... As required by criterion c.

- ii) A representation comments: "Is the last sentence needed as it already refers to this in criterion d)? If it is [needed] it should also say '4 or more bedrooms' rather than '4+ bedroomed' for the avoidance of confusion as 4+ means 5 or more. Does criterion d) mean that larger homes can only be delivered on sites of at least 3 dwellings as sites would have to be able to accommodate at least 3 for large homes to be in a minority?"

The last sentence can be omitted as it does replicate d). Yes – the minimum scale of development to include a dwelling with 4 or more bedrooms would be 3.

### **Affordable Housing**

Given that Policy H1 has provided for affordable housing (subject to the actual planning application and consent), and Policy H2 does not expect the delivery of affordable housing at the scale of development envisaged, does Policy H4 add anything (or is it needed to add anything) to the existing Local Plan requirements?

Local Plan Policy H2 does not require development of affordable housing to be distributed through the development; to be of a similar style to the market housing and made available, where possible, to people with a connection to the Parish.

## Design

Policy H5 is clearly an important one in relation to the new NPPF emphasis on good design and how it should be achieved. However, the Policy sets down “design principles” and references the Appendix “Design Guide”. The latter at paragraph 3.1.2 sets down “building design principles” and paragraph 3.3 sets down “Design Guidelines”. The basis of the relationship between the Policy “principles” and the Guide’s “principles” and “guidelines” is unclear and a prospective developer would be forgiven for wondering, where differences of wording occur, which version should be followed. As the Guide is part of the Plan document then cannot that be relied upon to provide the clarity, including images, that is required with the local and national policies providing ‘general principles’ applying across the District? The Policy as written goes beyond what are stated to be ‘general principles’. Within the “Guide” it is unclear how the “Parking Standards” relate to those prevailing in the District and how/why any variation, if any, has been justified.

The intention is to differentiate between general design ‘principles’ and more specific design ‘guidelines’, although there is overlap between the two.

It is also the intention that development should ‘have regard’ to these principles and guidelines rather than that they are to be followed on a prescriptive basis. It is understood that it will not be possible to incorporate all of them but they reflect the standards that will be desirable for development to achieve locally and proposals that incorporate more of the principles and guidelines will be favoured.

## 5. The Environment

### 5.2 Environmental inventory

NOTE: the version of Appendix h Environmental Inventory on the Tugby and Keythorpe Parish website (as cross-referenced and linked in the online HDC submission Plan package) is an earlier draft and is incomplete, with some descriptions omitted, scores not representative of the evidence that was available, and no totals. This error has been corrected with these responses.

The approach to identifying Local Green Spaces is an interesting one and, subject to a visit to the two sites identified, I do not disagree with the sites selected. However, there are a few general comments that I should make:

i) The categories used – tranquillity, historical significance, etc – are used in the NPPF as examples only, what is critical is whether a space is “*demonstrably* special to a local community *and* holds a *particular* local significance” [my emphases]. The narrative might have better related to this requirement

The categories used are intentionally the same as those noted in NPPF 2021 para 102 (a-c); the ‘examples’ in NPPF 102 (b) appeared to us, in discussion with our consultant, to include all of the relevant criteria we could think of for demonstrating the ‘specialness’ and ‘significance’ of Local Green Spaces. So the scoring scheme (heading rows of the Inventory table, appendix H) was developed to sort, quantify, weight and define the qualities listed in 102(b). A set of guidelines for populating the inventory was provided to

its compilers (pp. 26-27 of the Submission Plan); as well as setting out suggested scores appropriate for the various (existing) designations and features of greater or lesser importance within each category, the guideline rubric also deals with the rationale behind the score range weighting, e.g. that of 'wildlife' as an objective measure of biodiversity significance compared with those for the subjective and partly overlapping qualities of 'beauty' and 'tranquillity'. The essential criteria ('the designation should only be used where...') in (a) and (c) were also included in the system.

We are happy for the narrative to be amended to incorporate this reference to shy the sites are considered 'special' locally.

ii) Planning Guidance contains a few other checks – such as whether the LGS designation can endure beyond the plan period.

At the time of the NP's submission we could not foresee any circumstances preventing the proposed LGSs from enduring beyond the Plan period. The implicit assumption was that any unanticipated future local changes of circumstance which might invalidate the proposals would be advised to us by stakeholders, landowners or the local planning authority during the pre- and post-submission consultations. No landowner objected to the proposals.

iii) You have not declared how a cut-off point was selected making the division between LGS and not LGS.

The cut-off (17/25) providing the threshold for LGS designation was arrived at by the arbitrary, retrospective but effective rationale/method of: a) only a small number of sites (the very best) should qualify (and therefore be classified as 'special'); b) only the highest-scoring eligible sites could be potential candidates; and c) had 16/25 been the threshold too many sites might have presented themselves as candidates (in the event, no other sites scored above 14, thus validating the approach by a different rationale).

## **5.4 Historic environment**

### **5.4.1 Sites of historic environment significance**

Whilst the inventory approach is an interesting one, I cannot see that "The features for which the identified sites have been selected and notified are listed in the environmental inventory". Taking two examples:

The site that straddles sites 074 and 012 scores 0 & 1 respectively for history (for selection it is said that the score should be 3/5) and the only written reference is "Old Lime Kiln?".

Site 112 scores 0 and all the written references are to wildlife.

It would appear that not only is the data unreliable but no clue is provided as to the basis on which the assessment of "at least local significance" has been reached. This Policy could only be useful if the prospective developer is able to understand exactly what is being protected and its significance. HER references would probably be appropriate.

The examples of un-evidenced sites you quote (and probably the others with the same issue) are actually non-designated heritage assets in the Leicestershire Historic Environment Record. They were marked on the map (figure 6), their feature descriptions were added to the inventory and the score totals adjusted, but (see note to 5.2) an out-of-date (incomplete) inventory version was then mistakenly uploaded to the parish council website as part of the Regulation 14 stage. The error was not picked up before Submission or during post-submission (Regulation 16 et seq) stages.

### **5.4.3 Local heritage assets**

The Policy ENV 3 and its supporting information seem appropriately presented. However, “Rosemary Cottage, Main Street” is shown both as a property about which there is too little information and as a property addressed within the Policy.

Rosemary Cottage is a valid candidate (as shown by the description) and was mentioned erroneously in the narrative listing excluded buildings on p.34. Note that ‘Well at Hazlerigg Farm’ has been incorrectly numbered TL03 (should be TL02) in Table 3.

#### **5.4.4 Ridge and furrow**

Whilst I acknowledge the heritage asset value of ridge and furrow evidence, since planning cannot prevent the ploughing of fields there is a significant limit to what a Policy like ENV 4 can achieve. The Policy will need to be realistic about the quantum of ridge and furrow evidence that can be recognised. I note the suggestion that ridge and furrow may be regarded as “comparable in significance to that of surviving medieval buildings” but there is no source reference provided to support that. I will look at the evidence on the ground when I visit the Neighbourhood Area.

We also recognised the inability of the Neighbourhood Plan policy to control potential damage to ridge and furrow (R&F) caused by changes in agricultural practice. However we were persuaded to include the policy in the NP by the following lines of thought:

- All of the surviving areas of R&F are close to the settlement, in fields potentially susceptible to future development proposals
- This Neighbourhood Plan is likely to be the first of a series of Review iterations, and thus establishes a baseline of R&F locations in the Plan Area and the principle of its protection in these future iterations
- The policies in the present NP designating a settlement boundary and allocating a site for development to meet local housing need establish a high degree of control over the location of future developments in this and subsequent NP iterations (for example if local need increases, or if new development in Tugby is necessitated by new HDC housing number targets). Policy ENV 4 will guide future NP site allocations to meet these needs by requiring fields with R&F to be ‘red-flagged’ when locations are considered; we consider this to be an approach consistent with the NPPF principle of sustainable development.

Your comments on the above lines of thought are invited.

### **5.5 Natural environment and biodiversity**

#### **5.5.1 Sites of natural environment significance**

Whilst the mapping is impressive and the descriptive part of the inventory is more useful than the historic environment content (as noted earlier), I am unconvinced that there is any difference of significance between Policies ENV 5 & ENV 6. The NPPF (paragraph 179) says that plans should: “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.” Whilst the latter element is not addressed within the Neighbourhood Plan, both ENV 5 & ENV 6 seem to repeat the NPPF content, with the benefit of the local mapping as a background. Your comments are invited.

Policies ENV 5 and 6 are intentionally separate and differently worded. ENV 5 deals with development proposals on or affecting the identified (existing designations plus 2019-21 inventory) sites of natural environment significance (the known habitats and species



distinguishing them should be taken into account by an applicant when contemplating or preparing a proposal and the planning committee should make its determination partly on these grounds), while ENV 6 covers development proposals anywhere in the Plan Area, in which cases the general principles of habitat and species protection (NPPF and legislation) must be taken into account by both applicants and planning committees. The approach also recognises the need to cover all eventualities with respect to proposals, both for development including residential within the settlement boundary and for rural exception site proposals in the open countryside.

### **5.5.3 Notable trees and hedges**

The wording for Policy ENV 7 makes a distinction between “valued” and “notable” trees and hedges. Whilst the latter are identified in pictures and a location, the “valued” set are not. In neither instance are the selection criteria declared. Some further clarification is therefore required.

On reflection we are content for the policy to reference only notable trees. Its purpose is to support the planting of additional trees and to resist the loss of existing trees. One alternative policy wording could be:

Development proposals that increase tree coverage and retain existing trees and hedges by integrating them into the design of the development will be supported.

Where development proposals would damage or result in the loss of trees, hedges and woodlands of arboricultural, ecological and/ or amenity value, they will not be supported unless the harm is outweighed by the benefits of the development.

### **5.6 Important Open Spaces**

I note that it is proposed that sites 032 and A/B/C be removed as IOS sites if the designation as LGS is approved. It is also said that “[other sites than those identified by HDC] have demonstrable community value and can be classified in HDC OSSR typologies and are included here for similar treatment in the Planning system”. No evidence is provided as to how the classification in HDC OSSR typologies was determined. The Basic Conditions Statement says there is “general conformity with the overarching principles contained in [policy] G12 ‘open space sport and recreation’”. Policy ENV 8 does not appear to be a complete equivalent to element 2 in Policy G12 and confusion may arise from unexplained disparities. Your comments are invited.

[The additional (not already in HDC’s OSSRs inventory of OS assets) OSSRs in the NP appear to us to fit uncontroversially into the HDC OSSR typologies amenity open space (site B; contiguous with A and C, which are already so classified by HDC) and outdoor sports facilities (site F, which as a school playing field is explicitly – see HDC Open Spaces Strategy (draft) 2015 – included in this typology. Note that the HDC Open Spaces Strategy 2021 was adopted after Regulation 14 consultation and after the NP was finalised for submission). Our thinking is that the effect of ENV 8 on development proposals and planning determinations will be the same as that of G12(2), but that its inclusion in the NP is justified by the site-specific identification and mapping of the HDC OSs in Tugby and the addition of the extra sites as ‘local detail’.]

### **5.7 Important views**

Planning policies cannot “protect” views from change. Policy ENV 9 can perhaps require that

views are respected by integrating new buildings within the landscape and ensuring that sightlines to significant landmarks/features are not obscured. A positive expression of what is being sought is required so that what is “unacceptable” has clarity. Your comments are invited.

Agreed. Policy ENV 9 can be reworded to reflect these suggestions.

### **5.8 Footpaths and bridleways**

Since footpaths and bridleways are afforded statutory protection, the primary value of Policy ENV 10 is that the network is defined for clarity. It is doubtful that a policy is required but, if a particular importance is attached to it – and I note that the County Council “strongly affirm and support draft Policy ENV10” - then a positive expression would be along the lines of: ‘To be supported development proposals should retain public footpaths and bridleways (see Figure 14) that are within their site; where there is an adverse impact on the value of the footpath/bridleway then appropriate mitigation is required.’

Agreed. Policy ENV 10 can be reworded to reflect these suggestions.

### **5.9 Flood risk resilience**

The NPPF provides for a very specific approach to flood risks with the use of a Sequential Test and Exception Test as appropriate. Local Plan Policy CC3 is a local expression of the approach. It is not the purpose of Neighbourhood Plan policies to rewrite national policies but rather it is to give local expression to them according to evidenced requirements. My initial assessment is that Policy ENV 11 does not need to duplicate Local Plan Policy CC3 and, in the absence of Neighbourhood Area content supported with evidence, it is not appropriate. What is the justification for a single dwelling within the LTD, as per Policy H2, being required to undertake a hydrological study? Your comments are invited.

We have included this policy as it adds surface water to the causes of the problem to be dealt with by the sequential and exception tests and the requirement to balance local benefits of development against the harm of flooding.

The point about application of the policy to single-building development (‘one of more dwellings...’) is included in view of the seriousness of flood risk in a climate change world to ensure developers mitigate against exacerbating the problem of run-off and surface water flooding by complying with all these conditions.

### **5.10 Renewable energy generation infrastructure**

In all essentials Policy ENV 12 says no more than Local Plan Policy CC2, which it references. Perhaps the intended difference is in the emphasis with ENV 12 being worded more encouragingly of smaller scale turbines?

We are content for the policy and narrative to be amended slightly to be even more supportive of small turbines.

## **6. Community Sustainability Community facilities and amenities**

The particular contribution made by Policy CFA 1 is that it identifies the local properties that are regraded as “community facilities”. In other respects, the Policy is a negatively worded equivalent of Local Plan Policy HC2, but there are other differences. For instance, why in Tugby is it not expected that a replacement facility “is to be made available before the closure of the existing facility”. Similarly, Policy CFA 2 parallels other parts of Local Plan Policy HC2. Would anything be lost if a single Policy replaced two, this designating which properties are recognised as being community facilities? Local Plan Policy HC2 would then guide their replacement or improvement. Your comments are invited.

Combining the two policies is acceptable.

### **Community Action CFA1: Maintenance of existing community assets**

Planning Policy Guidance says: “Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, [but] actions dealing with non land use matters should be clearly identifiable. For example, set out in a companion document or annex.” (Planning Policy Guidance Paragraph: 004 Reference ID: 41-004-20170728). In this instance I consider it sufficient for the Community Action title and colour to be different from the main Policy content, but to retain the clarity of that distinction for black and white printing I suggest that the Community Action is also italicised.

Agreed.

### **Tugby Church of England School**

It is appropriate that the Plan should address the needs of community facilities. Since it would appear that there has been no particular assessment of the School site’s ability to accommodate replacement or extended buildings, the Policy should only provide ‘in principle’ support. I note that the School building is historic in character but the Policy invites its “replacement”, implying loss of the original building – is that what was intended? Element b of the Policy is ambiguous – is there a concern about the loss of open space per se or only a loss of open space which affects the immediate neighbours?

It is anticipated that any alternative provision would be on an alternative site, and that the existing building would not be lost, merely that its use would change.

Element b can be reworded. Its intention is twofold - to retain the existing playing fields and to ensure that any extension to buildings on the site avoids loss of amenity to neighbours.

### **Traffic Management**

Given that Neighbourhood Plan policies must “relate to the development and use of land” (Section 38A of the Planning and Compulsory Purchase Act 2004) traffic management is a difficult topic outside of the context of particular sites. Community Action TR1 is therefore the appropriate way to go. In relation to the wording of Policy TR1, it is difficult to envisage what design features would “minimise additional traffic generation and movement through the village”. A representation points out that the selected site for development will assure some additional traffic at the heart of the village – as would any development to varying degrees. Another representation points out that “a new development should only mitigate

its own residual impact; it cannot be expected for developers to mitigate existing concerns”. Other aspects of the design expectations of Policy TR1 are already addressed, contextually more appropriately perhaps, within the Design Guide.

It is understood that this policy cannot address existing concerns, however it is important to the community that the traffic-related issues do not get significantly worse.

Criterion a could be deleted without diminishing the value of the remaining bullet points.

Your comments are invited on the above lines of thought.

### **Electric Vehicles**

Again, this design expectation is already addressed, contextually more appropriately perhaps, within the Design Guide. A land-use planning policy is not the place to set down technical standards, particularly since they may date very quickly.

In advance of electric charging facilities being incorporated into building regulations, it is considered appropriate to address this issue through a policy, both requiring new dwellings to incorporate charging facilities and supporting the provision of communal charging facilities.

### **Footpaths, Bridleways and Cycleways**

Footpaths and bridleways were already the subject of Policy ENV 10 – cycleways could be incorporated. Policy TR 3 would seem to be more appropriately a Community Action. No planning consent would be involved in the maintenance or upgrading of footpaths etc..

We are content for these changes to be made.

### **Businesses and employment**

I note some tension between Policies BE1 & BE2 and their equivalent Local Plan Policies. Local Plan Policy BE3 says: “Development of starter homes on industrial and commercial land that is considered under-used or unviable for future commercial uses and suitable for housing will be permitted providing that: a. any such provision does not prejudice the use of other well-used or viable employment land or premises; and b. the development would not result in unsatisfactory residential amenity for future residents.” Local Plan Policy BE1 supports “on sites within or *well related to* [my emphasis] Rural Centres and Selected Rural Villages, sustainable development which delivers local employment opportunities, supports and diversifies the rural economy or enables the expansion of business and enterprise will be permitted” subject to criteria indicating a preference for re-use of buildings or land. Where differences of policy wording or emphasis arise, it is difficult to appreciate whether this is unintended or deliberate. Significant differences of approach need to be justified by evidence. Your comments are invited.

The purpose of policies BE1 and BE2 is to support the retention of existing businesses and to encourage new businesses where they are appropriate to the Parish.

We consider the criteria within policy BE2 to be consistent with the Local Plan policy BE1

### **Home working**

Where homeworking is incidental to the residential use of a dwelling, no planning consent is likely to be required; a personal office is indistinguishable from a study, internet-based work may merely temporarily repurpose some parts of the home eg a demonstration kitchen. A distinct difference however arises when a business employs other people and they work from someone else's home and/or when delivery and collection of goods/materials becomes more dominant than the residential use. As written, Policy BE3 does not appear to acknowledge that a policy is not needed for incidental uses or that light industrial and employment generating uses within residential areas are unlikely to involve "No significant and adverse impact". The Policy should not mislead; what barriers is it aimed at overcoming?

The policy will only apply where planning permission is required – we are content for this to be emphasised.

The policy is supportive of development which enables people who wish to work from home to do so where their existing building does not currently allow this, and this may therefore see development proposals being approved where they may not otherwise be.

### **Farming**

Again, Policy BE4 does not appear to recognise that a range of diversification uses may be achieved within permitted development or prior approval rights. One reading of the Policy might be that the loss of an agricultural site to residential use would be acceptable if that supported another business on another site – was that intended? Local Plan Policy GD3 'Development in the countryside' suggests that new uses from diversification will be related to the rural economy but Policy GD3 appears to be more widely drawn, raising possible general conformity issues. Your comments are invited.

The policy will only apply where planning permission is required – we are content for this to be emphasised.

The intention of the policy is to enable farmers to diversify their business so that it remains viable, whilst setting the conditions against which any application would be considered and determined.

It is not the intention of this policy to replace businesses with dwellings, this is covered by national policy which allows isolated homes to be developed in the countryside for farmworkers.

### **Broadband and mobile infrastructure**

Whilst I note the intention for mobile phone infrastructure and upgrades to be encouraged, the last element in the Policy seems to present a high bar for a predominantly rural Parish. Comparison with Local Plan Policy IN3 shows that it adopts a more nuanced approach and range of considerations. Is a Neighbourhood Area Policy required?

The intention of the policy is to help ensure that infrastructure does not cause undue harm. Changing the last criterion to 'This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape, which is taken from a Made Neighbourhood Plan in Harborough District (South Kilworth) would be acceptable.

## **7. Infrastructure**

This would appear more appropriately to be a Community Action Policy. S106 monies are restricted to items that ensure that a development proposal can be policy compliant, and CIL payments relate to a range of infrastructure investments identified when setting the CIL tariff. However, a proportion of CIL funds generated by development will be passed to the relevant Parish Council and Policy INF 1 would appear to be committing the Parish Council to a particular pattern of spending from those funds. Your comments are invited.

We are content for this to become a Community Action.

## **7. Monitoring and Review**

This commitment is appropriate.

## **Appendices**

The Contents page shows a number of Appendices but I would regard two of these as vital to the implementation of the Neighbourhood Plan – the Design Guide and the Environmental Inventory (subject to improvements in some content as noted above). The others I regard as supporting documents, helping to justify or explain policies but not likely to be called upon in the application of the policy. Accordingly, I would suggest that Appendices F & H (suitably renumbered) are included with the Plan text whereas the other Appendices are listed as 'Supporting Documents' with a hyperlink to their location. Your comments are invited.

Agreed.

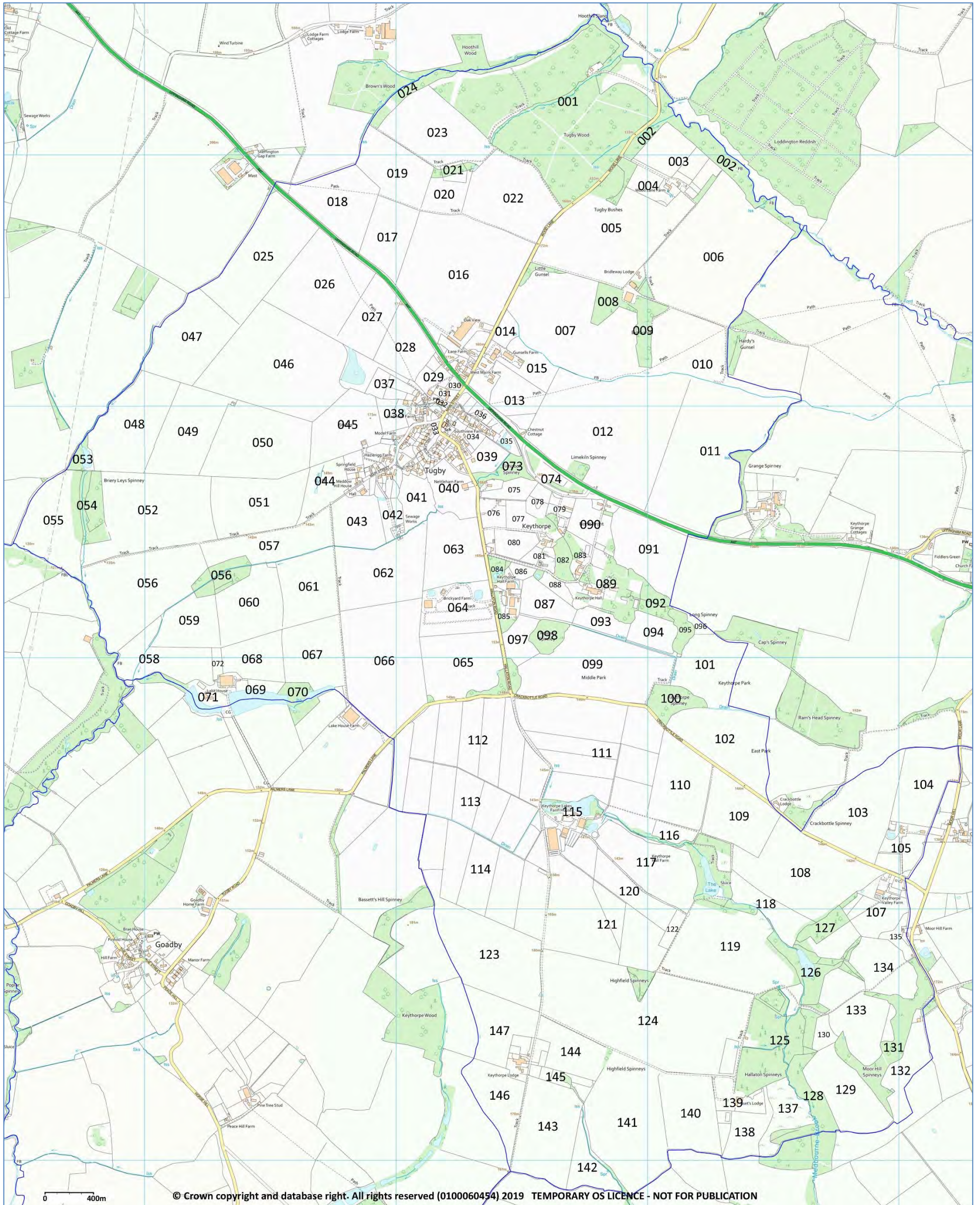
## APPENDIX H: ENVIRONMENTAL INVENTORY

## 1. Scoring criteria and system

Criterion (NPPF 2021)	Score range		Notes	
<b>LOCAL IN CHARACTER</b> , 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).	
<b>SPECIAL TO COMMUNITY:</b>				
PROXIMITY	0	1-4	5	<p>5 = an open space <u>within</u> a settlement</p> <p>4 = adjacent to the settlement boundary (Limit to Development line when defined)</p> <p>3, 2, 1 = successively farther from settlement</p> <p>0 = most distant from main settlement(s)</p>
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.
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>
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>
<b>LOCAL SIGNIFICANCE:</b>				
HISTORICAL SIGNIFICANCE	0	1-4	5	<p>Historical significance can only apply to sites and features that can be seen (to be appreciated) or have proven buried archaeological features.</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>
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.</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>3 – site with specific 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</i> (SINC), <i>Local Nature Reserve</i>, <i>Community WildSpace</i>, etc.</p> <p>2 = other site of known local biodiversity importance not recorded elsewhere with e.g. BAP species, species-rich hedgerows, watercourse, pond</p> <p>1 = (parish background level), moderate or potential wildlife value</p> <p>0 = no evidence for natural environment significance</p>
<b>Maximum possible score</b>		<b>25</b>		



## 2. Location maps







### 3. Inventory

KEY TO COLOUR-CODING FOR DESIGNATIONS ETC.



INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)		
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
D	<b>Tugby &amp; Keythorpe allotments</b> HDC Open Space (OSSR 2016) Grass Snakes, Great Crested Newts, Long Tailed Tits (nesting in Hedgerow bordering Briery Leys House) Ownership?	Y	4	1	1	5	0	2	13
E	<b>Tugby Centre open space and children's play area</b> HDC Open Space (OSSR 2016) Bats at Night- venue for Annual Family Bat walk Ownership?	Y	4	0	1	5	0	2	12
F	<b>Tugby School grounds</b>	Y	4	1	1	4	0	1	11
G	<b>The Spinney</b> Paddock with mature trees off Spinney Nook (jitty)	Y	5	2	1	2	1	2	13
001	<b>Tugby Wood</b> Deciduous woodland, open rides and glades. Includes (south east half and strip along parish boundary) part of <b>Leighfield Forest SSSI</b> Natural England <b>Priority Habitat inventory</b> <i>Good quality semi-improved grassland</i> in large clearing at northeast end; the rest of the site is <b>Priority Habitat inventory</b> <i>Ancient replanted woodland</i> . At least 5 BAP species birds; pipistrelle, soprano pipistrelle and brown long-eared bats; woodland plants including wood vetch (LERC records) See Ref 3	N	0	3	2	2	2	5	14
002	<b>Upper Eye Brook valley</b> Strip of deciduous riparian woodland and meandering watercourse. Part of <b>Leighfield Forest SSSI</b> Natural England <b>Priority Habitat</b> <i>Ancient and semi-natural woodland</i> . At least 3 BAP species birds including willow tit and woodcock (LERC records) Tugby Bushes See Ref 3	N	0	3	2	1	2	5	13
003	Paddocks to Wood Lane Farm, woods to 2 sides	Y	0	1	1	0	0	2	4
004	Paddocks to Wood Lane Farm, woods to one side	Y	1	1	1	0	0	2	5
005	Arable farmland, part wooded and scrub to North east corner, Adjacent to Woods Lane	Y	2	0	0	2	0	1	5
006	A ploughed field used for crops with a bridleway running at the side. Flat and then dipping away at the far side. Hedge surrounding it with trees intermittently in the hedge.	Y	2	1	1	2	0	1	7
007	Ploughed field, surrounded by hedge	Y	3	1	1	2	0	1	8
008	A small plantation with a mixture of deciduous and coniferous type trees. The trees range from mature to saplings. The area is surrounded by a hedge.	Y	2	1	1	2	0	3	9

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25	
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)			
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5		
	National Forest Inventory (GB) as <i>low density woodland</i>						runs along one side			
009	<b>Big Gunsell</b> Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> Footpath runs through	Y	2	1	1	2	Bridleway B81 runs along one side & Footpath B85 runs through	1 See ref 01	3	10
010	Ploughed field with crops just starting to appear. Set aside appears to be all round the perimeter of the field with hedging all round as well. Footpath runs through	Y	0	0	1	2	Footpath B85 runs through	0	1	4
011	Adjacent A47 and Grange Spinney	Y	0	0	0	0	0	0	1	1
012	Adjacent A47 Footpath runs through Includes Limekiln Spinney Includes (southern side, extends under A47 to 074, qv) Leics HER site <b>MLE22944</b> Old sand pit/limekilns, Limekiln Spinney, Uppingham Road. Also includes Leics HER site <b>MLE23155</b> Site of WW2 searchlight battery as earthworks/cropmarks.	Y	1	0	0	2	Footpath B85 runs through	3	2	8
013	Permanent pasture, adjacent A47	Y	1	1	0	2	Footpath B85 runs through	3 Ridge and furrow	0	7
014	Adjacent Café Ventoux, popular with cyclists	Y	1	1	0	2	0	0	0	4
015	Adjacent Café Ventoux, popular with cyclists	Y	1	1	0	2	3 Ridge and furrow (visible)	0	0	7
016	Arable farmland, adjacent to both A47 and Woods Lane	Y	1	0	0	1	adjacent Midshires way Bridle way B81 runs along one side	0	0	3
017	Arable farmland, Adjacent A47 Footpath runs through	Y	0	0	0	1	Bridle way B81 runs along one side	0	0	1
018	Arable farmland , Adjacent A47 Footpath runs through	Y	0	0	0	2	Midshires way goes through. Bridle way B81 runs along one side	0	0	2
019	Arable farmland, Footpath runs to south edge	Y	0	0	1	2	Midshires way goes through. Bridle way B81 runs along one side	0	0	3

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)		
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
020	Arable farmland, Footpath runs to south edge	Y	0	0	1	2	0	0	3
021	Part Wooded/Part Paddock	Y	0	1	1	1	0	2	5
022	Arable farmland, Tugby Wood to north side, bridleway to south . Adjacent to Wood Lane	Y	0	1	0	2	0	1	
023	Arable farmland, woods to two sides	Y	0	0	1	0	0	1	2
024	Browns Wood and Hoothill Wood	Y	0	2	2	0	1	2	7
025	Ploughed arable farmland Adjacent to A47	Y	0	0	0	0	0	1	1
026	Ploughed field with footpath through it. Adjacent to A47 Lovely views but main road more obvious.	Y	0	1	1	1	0	1	4
027	Ploughed field with footpath through it. Adjacent to A47	Y	0	2 Lovely views South & North	1 tranquil despite some road noise	1	0	1	5
028	Permanent pasture. Footpath running through. Defined ridge & furrow. Extensive, established hedges. Adjacent to A47	Y	1	2	1 tranquil feel despite some road noise	1 Footpath B89 used by walkers	3 Glebe land, Ridge and Furrow	1	9
029	Permanent pasture	Y	4 Backs on to church yard	0	0	0	3 ridge & furrow	1	8
030	<b>Small woodland on corner of Main Street and Uppingham Road</b>	Y	5	2	0	0	0	2	9
031	<b>Old Vicarage garden</b>	Y	5	2	1	0	2	2	12
032	<b>St Thomas Becket Churchyard</b> Spectacular 360 views from the tower Significant history : Tower lower stages built ~ 1060 or earlier by Toki a Kings Thegn who owned significant lands throughout 4 counties and who the village is named after. named the built 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. Provides the <i>setting</i> for <b>Grade II* Listed Buildings</b> St Thomas Becket church 1326673 and <b>Grade II</b> War Memorial 1464666. <b>HDC Open Space</b> (OSSR, 2016)	Y	5	3	2	2	5	3	20



INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)		
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
033	<p><b>Tugby village green</b> Elongated 'village green' occupying the space between Main Street, Hallaton Road and Wellfield Close. Only the northern part is an historic (Registered) Village Green, probably of considerable antiquity (part of the medieval village layout, gifted to the parish in 1920 by Newcombe Estate, Registered VG69 under Parish Council ownership 1973). The other parts were created from the Well Field (Ordnance Survey parcel 1383; fronting the Fox and Hounds Inn and containing a public pump) at the time of construction of Wellfield Close. Now an important and highly valued component of the village streetscape. Lawns, flower beds, ornamental trees, shrubs, etc. Public open space, used for village events and general recreation and relaxation.</p> <p>Comprised of three sections with minor differences of existing designation status (see table,p.28 of main Neighbourhood Plan):</p> <p>A. <b>Tugby &amp; Keythorpe village green</b> (formally designated part). HDC Open Space (OSSR 2016). <i>Registered village green VG69</i> (Leics CC); Parish Council ownership confirmed 1973</p> <p>B. <b>Amenity open space west of the village green</b> Contiguous with A and C but not registered as a village green nor an HDC Open Space</p> <p>C. <b>Millfield Green</b> Contiguous with A and B. HDC Open Space (OSSR 2016)</p>	Y	5	3	1	5	2	1	17
034	Grazing pasture, adjacent to school playing field , house to three sides	Y	4	2	0	2	0	1	9
035	Paddocks to new homes at Manor Farm, with pond Adjacent to A47	Y	4	1	0	0	0	1	6
036	Paddocks to new homes at Manor Farm Adjacent to A47 Leics HER site <b>MLE20620</b> (part): medieval village earthworks, possible terraced garden to ?manor house, north of Fishpond Spinney	Y	4	1	0	0	3	1	9
037a	The strip of field from the top of Chapel Lane, down to and including the pond – but excluding the three private gardens/ paddock.  Northeastern quarter is Natural England <b>Priority habitat inventory Traditional orchards.</b>	Y	4	2	1 visible from public footpath	0	3 Ridge & furrow	3	13
037b	Two private gardens/field and one horse paddock – need a separate number to distinguish from above.	Y	4	2	1 visible from public footpath	0	3 Ridge & furrow	1	11
038	Grazing, with mature hedges to three sides, pond with reedbed  Includes Leics HER site <b>MLE2573</b> 'medieval village earthworks' (visible remains) and <b>MLE10345</b> 'medieval settlement core of Tugby' (from archive and map evidence)  Farmland birds suite	Y	3	1	0	0	3	2	9
039	Pasture / Fallow field with history of pasture since medieval times. Borders Fishpool Spinney to South also thought to be land perimeter to 'Old Tugby Manor' grounds - a manor house dating to early tudor times which was demolished for new dwellings in 2016. Barn Owl flight path. Pellets deposited in barn below perches. Leics HER site <b>MLE20620</b> (part): medieval village earthworks, possible terraced garden to ?manor house, north of Fishpond Spinney	Y	3	1	1	0	3	2	10
040	Farmland for pasture, through which underground brook runs from Fishpool Spinney providing S boundary to 041, 042, 043, 56, & 59. Hallaton Rd verge full of wild flowers beautiful in early summer: ragged robin common yarrow, cow parsley.  Farmland birds suite	Y	4	2	1	0	3	2	12

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)		
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
	Part of Leics HER site <b>MLE10345</b> medieval settlement core of Tugby; also includes HER site <b>MLE23434</b> medieval pits to the rear of Fox & Hounds PH (excavation, buried archaeology probably remains) Beautiful views south to Old Keythorpe & Farm								
041	Significant archaeological features in earthwork seen from Arial views and after prolonged dry weather - possible location of original medieval village Beautiful views south to Old Keythorpe & Farm	Y	4	2	1	0	3 Ridge & furrow	2	12
042	Fenced and hedged fallow land. South east perimeter with 41, contains village water treatment facility, out of site and nestled amongst what remains of Homestead Spinney. Nesting Kestrels in large old decaying tree Northern perimeter natural pond - Great Crested Newts with Moorhens. Kestrels nest in old dying tree in centre of field Beautiful views south to Old Keythorpe & Farm	Y	4	0	0	0	3 Ridge & furrow	2	9
043	Pasture for grazing (cattle) Goldcrests and long tailed tits nesting in Hedgerow along bridlepath includes Hawthorne, Dog Rose, Ash , Beech Beautiful 180 views across the ridge W to Rolleston and S Goadby hedgerow south perimeter above + Blackthorne Elder North, bats in the wooded area behind village hall. Beautiful views south to Old Keythorpe & Farm	Y	3	2	2	2 Bridleway B91 runs to west side	3 Ridge & furrow	2	14
044	Pasture for Grazing (sheep) Bridlepath Runs between 43/44 used frequently and daily for parishioners walking through to Goadby , Rollaston & Noseley. Beautiful 180 views across the ridge W to Rolleston and S Goadby	Y	3	2	1	2	3 Ridge & furrow (east section)	1	12
045	Unploughed, undulating ridge & furrow field with permanent pasture. In winter weather months has been for years used for tobogganing by families & children . Access with permission through Modal Farm	Y	2	2	0 not readily visible	3	3 Ridge & furrow (east section)	1	11
046	Monoculture ploughed field with no particular distinguishing features.	Y	1	0	0	0	0	1	2
047	Monoculture ploughed field with no particular distinguishing features. No public access. Hedges to 2 sides. Hedges to the north-west side of field 48, 47, 25 and 19 may provide some form of corridor for wildlife between Briery Leys Spinney and Brown's Wood (albeit crossed by A47)	Y	0	0	0	0	0	1	1
048	Monoculture ploughed field with no particular distinguishing features in itself but adjacent to pond and spinney. No public access. Hedges to all 4 sides & contains small pond (ref 53) and Briery Leys Spinney	Y	0	0	0	0	0	1	1
049	Monoculture ploughed field with no particular distinguishing features. No public access. Hedges to all 4 sides.	Y	1	0	0	0	0	0	1
050	Monoculture ploughed field with no particular distinguishing features. No public access. Hedges to all 4 sides.	Y	1	0	0	0	0	0	1
051	Arable farmland No special features visible South boundary mixed old hedgerow . Gold crests nesting Track to Rolleston runs to one boundary	Y	1	0	0	1 Bridleway B90 adjacent to south side	0	1	3
052	Arable farmland Hedge and fence perimeters No special features visible Track to Rolleston runs to one boundary	Y	0	0	0	1 Bridleway B90 adjacent	0	0	1

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)		
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
							to south side		
053	Woodland area immediately adjacent to Briery Leys Spinney Copse and pond.	Y	0	1	1	0	0	2	4
054	<b>Briery Leys Spinney</b> Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> . Brook (with natural pond )runs through and forms parish boundary S along 056 appears to be a Welland tributary.	Y	0	1	1	0	2 See Ref 1	3	7
055	Arable farmland bounded on east predominantly by Briery Leys Spinney Shards of pottery often found on footpath Ford at southern most point with 054 & 056	Y	0	1	2	0	1	1	5
056	<i>Cherry trees within the woods</i> <i>West - Arable farmland</i> Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> Track to Rolleston runs to one boundary	Y	0	1	0	1 Bridleway B90 adjacent to north side	0	3	5
057	Arable farmland No special features visible Track to Rolleston runs to one boundary	Y	0	0	0	2 Bridleway B90 adjacent to north side and Bridleway B91 to East	0	1	3
058	South boundaries lakes and stream which also forms parish boundary heavily wooded either side through this and 069, 070, 071	Y	0	1	0	0	0	2	3
059	Arable farmland No special features	Y	0	0	0	0	0	1	1
060	Arable farmland No special features	Y	0	0	0	0	0	1	1
061	Arable farmland No special features	Y	0	0	0	2 Bridleway B91 to east side	0	1	3
062	Pasture for grazing (cattle) Boundary Hedgerow - Hawthorne with some Maple Ash & Elder Behind lies old laid hedge field maple, hazel, dogwood, with stakes and hedge slopes visible making very dense hedging	Y	0	1	0	2 Bridleway B91 to west side	0	1	4
063	Hallaton Road hedges and ditches laid at 'enclosure' late 18th Century Hedgerows & verges include Hawthorn, Dog rose, Elder, blackthorn, Holly, Ivy , Blackberry Ragged Robin , Wild Carrot, Cow Parsley , Musk Mallow	Y	0	0	0	0	2	1	3
064	Grounds to Brickyard Farm, used for pheasant breeding pens. Pond site of old brickyard claypit	Y	1	0	0	2	0	1	4
065	Hares boxing in the open field Palmer's Lane Boundary hedgerow includes Hawthorn, Dog rose, Elder, blackthorn, Holly, Beech , Ash Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> in south east corner Hallaton Road hedges and ditches laid at 'enclosure' late 18th Century Hedgerows & verges include Hawthorn, Dog rose, Elder, blackthorn, Holly, Ivy , Blackberry Ragged Robin , Wild Carrot, Cow Parsley , Musk Mallow	Y	0	1	0	0	2	3	6

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)		
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
066	Agricultural land – rotates between arable crop and grazing Hedges, adjacent to Palmers lane	Y	0	0	0	2	0	1	3
067	Paddock	Y	0	2	1	2	0	1	6
068	Paddock	Y	0	2	1	1	0	1	5
069	Paddock and lake	Y	0	2	1	1	0	2	6
070	Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i>	Y	0	1	1	1	2	3	8
071	Gardens to Lake House	Y	0	1	1	0	0	1	3
072	Paddock	Y	0	0	0	0	0	1	1
073	Fishpool Spinney Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i>	Y	1	2	1	1	1	3	9
074	Includes Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> Adjacent A47 – land enclosed between A47 and Layby Includes (eastern end, extends under A47 to O12, qv) Leics HER site <b>MLE22944</b> Old sand pit/limekilns, Limekiln Spinney, Uppingham Road	Y	1	2	0	1	3	3	10
075	Pasture	Y	2	2	0	2	3	2	11
076	Paddock with field shelter	Y	1	2	0	0	3	2	8
077	Pasture land with Mature Horse Chestnut Tree	Y	1	2	0	0	3	1 Badger Sett	7
078	Paddocks	Y	1	2	0	0	3	1 Badger Sett	7
079	Gardens and paddocks	Y	1	2	0	0	3	1 Badger Sett	7
080	Paddock	Y	1	2	0	0	3	1	7
081	Grounds of Keythorpe Hall Extensive Victorian walled gardens/greenhouses etc	Y	1	2	0	0	3	1	7
082	Grounds of Keythorpe Hall Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i>	Y	1	2	1	0	1	3	8
083	Partially wooded and part garden/grounds Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i>	Y	1	1	1	0	1	3	7
084	Wooded area with pond, adjacent to Hallaton Road Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i>	Y	1	1	1	0	1	3	7



INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)		
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
085	Hallaton Road hedges and ditches laid at 'enclosure' late 18th Century Hedgerows & verges include Hawthorn, Dog rose, Elder, blackthorn, Holly, Ivy , Blackberry Ragged Robin , Wild Carrot, Cow Parsley , Musk Mallow	Y	1	0	0	0	3	2	6
086	Arable land, adjacent to access road to back of Keythorpe Hall, woods to two sides	Y	1	0	0	1	1	1	4
087	Paddock for horses	Y	1	0	0	0	1	1	3
088	Paddock for horses,	Y	1	0	0	1	1	1	4
089	Grounds of <b>Keythorpe Hall</b> Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> Provides the <i>setting</i> of <b>Listed Buildings</b> 1326670 Grade II Keythorpe Court and courtyard wall and 1360674 Grade II Keythorpe Hall	Y	1	2	1	0	3	3	10
090	Grounds of <b>Ravens Court</b> Provides the <i>setting</i> of <b>Listed Building</b> 1326670 Grade II Ravens Court Access road to Keythorpe Hall "North Front"	Y	1	1	1	0	3 Ridge and furrow	1	7
091	Adjacent A47, Arable farmland, hedge to boundaries and mature tree in centre	Y	0	1	0	0	0	1	2
092	Woodland part of grounds to Keythorpe hall Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i>	Y	0	1	1	0	1	3	6
093	Grassland, part of grounds to Keythorpe hall, bounded on two sides by woodland, views over valley	Y	0	1	1	0	1	1	4
094	Grassland, part of grounds to Keythorpe hall, bounded on two sides by woodland, views over valley	Y	0	1	1	0	1	1	4
095	Wooded area, part of grounds of Keythorp1e Hall Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i>	Y	0	1	1	0	1	3	6
096	Part of larger arable field with Spinneys to either side	Y	0	0	0	0	0	1	1
097	Hallaton Road hedges and ditches laid at 'enclosure' late 18th Century Hedgerows & verges include Hawthorn, Dog rose, Elder, blackthorn, Holly, Ivy , Blackberry Ragged Robin , Wild Carrot, Cow Parsley , Musk Mallow	Y	0	0	0	0	2	1	3
098	<b>Round Spinney (SEE REF 01 )</b> <b>Part of original Keythorpe Hall grounds</b> Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i>	Y	0	1	1	0	2	3	7
099	Miiddle Park (Part Keythorpe Hall Grounds, Arable farmland adjacent to Keythorpe Sinney and Round Spinney Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> in southwest corner Hallaton Road hedges and ditches laid at 'enclosure' late 18th Century Hedgerows & verges include Hawthorn, Dog rose, Elder, blackthorn, Holly, Ivy , Blackberry Ragged Robin , Wild Carrot, Cow Parsley , Musk Mallow	Y	0	1	1	0	2	3	7
100	<b>Keythorpe Spinney (SEE REF 01 )</b> Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> Part of original Keythorpe Hall grounds, bounds Crackbottle Road	Y	0	1	1	0	2	3	7

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)		
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
101	Part Keythorpe Park, grounds of Keythorpe Hall Arable farmland, view over valley Adjacent to Keythorpe Spinney and Long Spinney	Y	0	1	0	0	1	1	3
102	Arable Farmland, part of Keythorpe Hall original Grounds "East Park" Boundary to Keythorpe Spinney to West. Hedge to south side, bounds Crackbottle Road	Y	0	1	0	0	1	1	3
103	Arable farmland, wooded to one side (Crackbottle Spinney) Bridle way along one boundary, views over valley from one elevated bridle way on north edge of field	Y	0	1	1	2	0	1	5
104	Arable farmland	Y	0	0	0	0	0	1	1
105	Grassland /garden to private property	Y	0	0	0	0	0	1	1
106	[unused]								---
107	Arable farmland, currently grazing, hedge to all sides . Adjacent to Moor Hill Lane and Keythorpe Valley Farm	Y	0	0	0	0	0	1	1
108	currently Organic Grazing, Red Kites, Buzzards, Lapwings, starlings	Y	0	0	0	0	0	1	1
109	Arable farmland currently Organic Grazing, Red Kites, Buzzards, Lapwings, starlings	Y	0	0	0	0	0	1	1
110	Arable farmland currently Organic Grazing, Red Kites, Buzzards, Lapwings, starlings	Y	0	0	0	0	0	1	1
111	Arable farmland currently Organic Grazing, adjacent to Leicestershire round footpath Red Kites, Buzzards, Lapwings, starlings	Y	0	1	0	1	0	1	3
112	Group of small fields: arable farmland currently Organic Grazing, adjacent to Leicestershire round footpath Includes Leics HER site <b>MLE2559</b> Sub-rectangular enclosure (as cropmark; likely buried archaeology) Red Kites, Buzzards, Lapwings, starlings Hares on the hillside visible from the village	Y	0	1	0	1	3	1	6
113	Arable farmland currently Organic Grazing, adjacent to Leicestershire round footpath Red Kites, Buzzards, Lapwings, starlings Hares on the hillside visible from the village	Y	0	1	0	1	0	1	3
114	Arable farmland currently Organic Grazing, adjacent to Leicestershire round footpath Red Kites, Buzzards, Lapwings, starlings Hares on the hillside visible from the village	Y	0	1	0	1	0	1	3
115	Part of Old Keythorpe DMV Medieval fish ponds and wood – fishing amenity, swans, wild ducks and moorhens Leics HER sites <b>MLE2561</b> Keythorpe deserted medieval village (earthworks) and <b>MLE2563</b> medieval moated site, Keythorpe (earthworks)	Y	1	1	1	1	3	2	9
116	<b>Wooded valley, stream and The Lake</b> Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> in valley and around the lake	N	0	2	3	0	2	3	10
117	Arable farmland currently Organic Grazing, Red Kites, Buzzards, Lapwings, starlings. Adjacent to Bridle Way, stream and fishing lakes.	Y	0	2	2	2 Bridleway B42	1	1	8
118	Some ancient woodland continuing , Melbourne Brook Arable farmland Organic Grazing Red Kites, Buzzards, Lapwings, Kestrels, Starlings.	Y	0	3	3	0	1	2	9
119	Arable farmland currently Organic Grazing, Red Kites, Buzzards, Lapwings, starlings. Bridle Way runs through middle of field	Y	0	0	0	2 Bridleway B42	0	1	3

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)		
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
120	Arable farmland currently Organic Grazing, Red Kites, Buzzards, Lapwings, starlings. Adjacent to Bridle Way	Y	0	0	0	2	0	1	3
121	Arable farmland currently Organic Grazing, adjacent to Leicestershire round footpath Red Kites, Buzzards, Lapwings, starlings	Y	0	1	0	1	0	1	3
122	Arable farmland currently paddock, Red Kites, Buzzards, Lapwings, starlings. Adjacent to Bridle Way	Y	0	0	0	2	0	1	3
123	Arable farmland currently Organic Grazing, adjacent to Leicestershire round footpath Red Kites, Buzzards, Lapwings, starlings Views over valley of Keythorpe Hall and seen from Keythorpe Hall, bounds Keythorpe Wood	Y	0	2	1	1	0	1	5
124	Arable farmland, adjacent to Leicestershire round footpath Red Kites, Buzzards, Lapwings, starlings Includes small triangular <b>Highfield Spinneys (SEE REF 01 )</b> with Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> Views over valley of Keythorpe Hall and seen from Keythorpe Hall	Y	0	2	1	1	2	3	9
125	Hallaton Spinneys ( <b>SEE REF 01</b> ) Heavily Wooded, with one property on (Keepers Cottage) Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> (eastern compartments)	Y	0	1	2	0	2	3	8
126	Wooded area with Fishing lake, adjacent to bridle track Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> . Numerous natural springs Melbourne brook runs through	Y	0	2	2	2	0	3	9
127	Heavily Wooded, <i>Deciduous woodland</i> (National inventory)	Y	0	1	2	0	0	3	6
128	Heavily Wooded, <i>Deciduous woodland</i> (National Inventory)	Y	0	1	2	0	0	3	6
129	Arable farmland currently Organic Grazing, Red Kites, Buzzards, Lapwings, starlings. Bridle Way runs through middle of field. Wooded areas to 2 boundaries	Y	0	0	0	2	0	1	3
130	Arable farmland currently Organic Grazing, Red Kites, Buzzards, Lapwings, starlings. Bridle Way runs through middle of field. Wooded areas to one side	Y	0	0	0	2	0	1	3
131	Wooded area adjacent to Mill Hill Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i>	Y	0	1	1	0	0	3	5
132	Arable field adjacent to wooded area to North, agricultural building and access track	Y	0	1	1	0	0	1	3
133	Grazing meadow, bounded wooded copse on all side, access track/path across field	Y	0	1	1	1	0	2	5
134	Grazing meadow, bounded by hedgerows or wooded copse on all side, access track/path across field, with mature trees in field	Y	0	1	1	1	0	2	5
135	Gardens and grounds to XXXX and grassland. Bounded by hedges. Adjacent to Mill Hill.	Y	0	1	0	0	0	1	2
136	[unused]								---
137	Grazing field, with hedges and wood to one edge Natural England <b>Priority habitat inventory</b> <i>Deciduous woodland</i> along southern edge	Y	0	1	1	0	0	3	5
138	Garden grassland	Y	1	1	1	0	0	1	4
139	Gardens/lawns	Y	1	1	1	0	0	1	4

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (<10)			LOCAL SIGNIFICANCE (<10)		
				BEAUTY 0 - 3	TRANQUILLITY 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
140	Arable farmland. Access track on one boundary Red Kites, Buzzards, Owls, Deer, Badgers	Y	0	1	1	0	0	2	4
141	Arable farmland. Access track on one boundary Mature trees to one sides. Red Kites, Buzzards, Owls, Deer, Badgers	Y	0	1	1	0	0	2	4
142	Arable farmland. (Part field 143) Mature hedges to one side. Red Kites, Buzzards, Owls, Deer, Badgers	Y	1	1	1	2	0	2	7
143	Arable farmland, adjacent to Leicestershire round footpath. Mature hedges to two sides. Red Kites, Buzzards, Owls, Deer, Badgers	Y	1	1	1	2	0	2	7
144	Arable farmland, adjacent to Leicestershire round footpath. Mature trees to one sides. Red Kites, Buzzards, Fieldfares, Redwings, Barn Owls, Deer, Badgers	Y	1	1	1	2	0	2	7
145	Paddock with wooded copse and pond. Mature trees to one side. Red Kites, Buzzards, Barn Owls, Field fares, Redwings Deer, Badgers, bats Wild flowers including orchids	Y	1	1	1	1	0	2	6
146	Arable farmland, adjacent to Leicestershire round footpath. Mature hedges to all sides Red Kites, Buzzards, Owls, Deer, Badgers, bats	Y	1	1	1	2	0	2	7
147	Arable farmland, adjacent to Leicestershire round footpath. Mature hedges to 3 sides, mature woods to one side, small pond in centre Red Kites, Buzzards, lesser spotted woodpecker, redwings, fieldfares Barn Owls, Deer, Badgers, bats	Y	1	2	1	2	0	2	8

## REFERENCES

### Ref 01 Woodland

Additional reference for Keythorpe manor and woodland from <https://pdfs.semanticscholar.org/faa8/870866d5abd7202cea91eccf947591adea54.pdf> Parks and Woodland in Medieval Leicestershire 1086-1530 Anthony Squires pp 144 & 152

Edited quotes:

*"In some parts of the county there are groups of adjacent manors where each manor has listed woodland. At the same time these woodlands, although belonging to the different communities, comprised more or less one large entity. It seems very likely that the same condition applied to the woods of Hallaton, Keythorpe and Goadby, each of 68 acres"*

*"only 26 woodlands had any history of woodland in the medieval period. Others were shortly after 1086 and remained woodless throughout the Middle Ages". Their losses represented a severe contraction of woodland, "which then became confined to a very small number of manors. This loss is all the more interesting if one believes that the Domesday woodland for the four manors of Goadby, Glooston, Hallaton and Keythorpe were one physical entity (or were nearly so) totalling about 330 acres*

### Ref 02 Keythorpe Hall

Likely site of original Keythorpe 'Hall', previously referred to as Keythorpe Manor: Ridge-tile fragments & potter recorded several hundred metres along south of the stream to the east of the modern farm. The pottery suggests occupation from the tenth/eleventh to the fifteenth/sixteenth centuries

TUGBY & KEYTHORPE (SP 767994)

*The Survey Team has field walked the area North of the fishponds at Keythorpe Hall Farm.*

*Pottery was recorded for a distance of several hundred metres along the stream. Ridge-tile fragments were concentrated in the area of the moanevealed by aerial archaeology. N. Friend reports pottery south of the stream to the east of the modern farm. The pottery suggests occupation from the tenth/eleventh to the fifteenth/sixteenth centuries. [Archaeology in Leicestershire and Rutland 1981 by Peter Liddle p119](#)*

### Ref 03 Tugby Wood , Tugby Bushes and Tugby Pasture

broadleaved , mixed and yew woodland and neutral grassland. A 166 ha SSSI in the valley of the Eye Brook which comprises also Tilton, Skeffington & Loddington Reddish. The ash-maple semi natural ancient woodland developed on Jurassic Clays and Marlstone having stood since at least the thirteenth century.

Tugby woods and Wood Lane from Tugby bushes and beyond: wild garlic, daffodils primroses, herb paris, early purple orchid, helleborine. The ground flora is continually under threat (probably through management by people who are not aware of what rare species) e.g. hairy woodrush 2015, twayblade 2017.

The owner continues to cut and sell timber from the wood, and regularly cuts coppice which grows back very well, so there is always open space and young growth somewhere in the wood. However Wood Vetch localised species in Britain, occurring along wood borders, is declining in the East Midlands. For example, it may still occur in Tugby Bushes and Tugby Wood, but was last recorded in the 1970s.



