

HARBOROUGH DISTRICT COUNCIL

TUGBY AND KEYTHORPE NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

1.1 Following an Independent Examination, Harborough District Council now confirms that the Tugby and Keythorpe Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum **on 27 October 2022**

1.2 This decision statement can be viewed at:

Harborough District Council Offices

The Symington Building,
Adam & Eve Street,
Market Harborough
Leicestershire
LE16 7AG

Open - Mon/Tues/Thu/Fri: 8.45am - 5pm. Wed: 9.30am - 5pm

2. Background

2.1 In October 2017 Tugby and Keythorpe Parish Council, as the qualifying body, applied for Tugby and Keythorpe Parish to be designated as a Neighbourhood Area for the purpose of preparing a neighbourhood plan. On 8 November 2017 Harborough District Council approved the designation of the entire parish as the Tugby and Keythorpe Neighbourhood Area in accordance with the Neighbourhood Planning (General) Regulations (2012) Part 2, Regulation 7 and Regulation 5A.

2.2 The Council, with the agreement of Tugby and Keythorpe Parish Council, appointed an independent examiner, Andrew Matheson, to review whether the Plan met the Basic Conditions required by legislation and should proceed to referendum.

2.3 The Examiner's Report concludes that, subject to making the modifications proposed by the Examiner, the Neighbourhood Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision and Reasons

3.1 The Chief Executive agreed that all the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum.

3.2 The modifications proposed by the examiner have been made to secure that the draft plan meets the basic conditions. Appendix A sets out these modifications and the action to be taken in respect of each of them.

3.3 The District Council agrees with the Examiner's recommendation that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.

3.4 The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The District Council

concur with this view and that the Plan complies with the provision made by or under sections 38A and 38B of the 2004 Act. Therefore, to meet the requirements of the Localism Act 2011 a referendum which poses the question

‘Do you want Harborough District Council to use the Neighbourhood Plan for Tugby and Keythorpe to help it decide planning applications in the neighbourhood area?’

will be held in the Parish of Tugby and Keythorpe.

3.5 The date on which the referendum will take place is agreed as **27 October 2022**.

Appendix A: Schedule of Modifications Recommended in the Examiner's Report

Amendment Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
1		Front Cover and Foreword	NA	<p>1.1 On the front cover, and at any other location, remove "Submission Version".</p> <p>1.2 In the fourth paragraph of the Foreword replace "the Government's National Planning Policy Framework (NPPF) 2021" with 'have regard to the National Planning Policy Framework (NPPF) 2021 and Planning Practice Guidance (PPG)'.</p> <p>1.3 Within the Plan consider adopting sub-paragraph numbering throughout.</p>	For clarity and accuracy


2	Policy H1	<p>Residential Site Allocation</p> <p>Appendix E – Sustainable Site Assessment – Executive Summary.</p> <p>Appendix E – Sustainable Site Assessment – The SSA outcome 5.2</p>	<p>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.</p> <p>.....not supported unanimously by HTG members and they requested that a further re-assessment took place.</p> <p>The presentation of findings to the local community resulted in refinements to the site proposals.</p> <p style="text-align: center;">Table 2 – SSA outcomes</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Site Location & units</th> <th style="width: 33%;">HTG SCORE</th> <th style="width: 33%;">Rank</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Site Location & units	HTG SCORE	Rank				<p>2.1 Under the heading “Residential Allocation”, add to the final paragraph: “As a result of detailed discussions on the selected site its capacity was assessed as approximately 11 dwellings and that is reflected in Policy H1.’</p> <p>2.2 Within the Sustainable Site Assessment Report (Appendix E):</p> <p>2.2.1 In the Executive Summary insert ‘, on the basis of local knowledge and the advice of the consultant from YourLocale,’ between “.... by HTG members” and “and they requested”</p> <p>2.2.2 In the second of two paragraphs numbered 5.2. (which should evidently be numbered 6.2 since it is in section 6), replace “The presentation of findings to the local community resulted in refinements to the site proposals” with ‘The findings of the SSA 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.’</p> <p>2.2.3 In Table 2 replace “HTG Score” with ‘RAG Score’.</p>	<p>For clarity and accuracy ad to meet Basic Condition 1</p>
Site Location & units	HTG SCORE	Rank									


		<p>Table 2 SSA Outcomes</p> <p>Residential site allocation</p>	<p>e) The design of the scheme shall comply with Policy H5 and achieve the standards specified in the village design guide;</p> <p>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;</p> <p>g) the mix of housing shall be in line with the latest independently assessed housing needs for the area;</p> <p>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;</p> <p>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</p>	<p>2.3 Within Policy H1:</p> <p>2.3.1 In element (e) replace “<i>achieve the standards specified in</i>” with ‘have regard to the Tugby Conservation Area Character Statement and’, and capitalise Village Design Guide.</p> <p>2.3.2 To element (f) add: ‘and have regard to the residential amenity of new and existing, neighbouring dwellings’.</p> <p>2.3.3 In element (g) replace “<i>the latest independently assessed housing needs for the area</i>” with ‘a current assessment of housing needs for the Neighbourhood Area to the satisfaction of the local planning authority’.</p> <p>2.3.4 Delete element (h) and replace with ‘The layout shall incorporate the potential to extend the road access into further land in the same ownership.’</p> <p>2.3.5 In element (i) replace “<i>A footpath and vehicular link</i>” with ‘The access road and related footpath from Main Street’ and delete “<i>to Main Street to serve the site</i>”.</p>	
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3	Policy H2	Limits to Development	<p>This development will comprise of windfall sites and the residential site allocation</p> <p>- Development proposals will be supported on sites within the Limits to Development as shown in Figure 3...</p> <p>.... this Neighbourhood Plan, local and National strategic planning policies.</p>	<p>3.1 Under the heading “Limits to Development”, in the fourth paragraph delete “of” between “comprise” and “windfall”.</p> <p>3.2 Within Policy H2:</p> <p>3.2.1 In the first sentence, after “supported” add ‘, in principle,’.</p> <p>3.2.2 In the second sentence, replace “local and National strategic planning policies” with ‘the strategic policies of the Local Plan and national policies’.</p>	<p>For clarity and accuracy and to meet Basic Condition 1</p>
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4	Policy H3	Windfall Development	<p>.... will be restricted to windfall sites wholly within the LTD boundary and apart from in only exceptional circumstances.</p> <p>a) they retain, wherever possible, existing important natural boundaries and features such as gardens, trees, hedges, footpaths and streams;</p> <p>b) they do not reduce garden space to an extent where there is an adverse impact on the character of the immediate vicinity.</p> <p>Development of 4+ bedroomed houses will only be acceptable if they are in a minority.</p>	<p>4.1 Under the heading “Windfall Development”, in the first paragraph replace “<i>apart from in only exceptional circumstances</i>” with ‘apart from in the exceptional circumstances set down in Local Plan Policy GD1’.</p> <p>4.2 Within Policy H3:</p> <p>4.2.1 Combine elements a and c as follows (and renumber the remaining elements accordingly): ‘they retain, wherever possible, existing important natural boundaries and features such as gardens, trees, hedges, footpaths and streams; where garden space is necessarily reduced it should not be to an extent where there is an adverse impact on the character of the immediate vicinity.’</p> <p>4.2.2 Delete the final sentence: “<i>Development of 4+ bedroomed houses will only be acceptable if they are in a minority.</i>”</p>	<p>To meet Basic Conditions 1 & 3</p>
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5	Policy H5	<p>Design</p> <p>Design Guide – Appendix F.</p>	<p>The design policies are required to support the implementation of the Village Design Guide are as follows:</p> <p>j) 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.</p> <p>3.1.2 // All new development proposals of one or more houses, replacement dwellings and extensions should have regard for the following building design principles to a degree that is proportionate to the development:</p> <p>Residential Car Parking Standards Dwelling houses:</p>	<p>5.1 Under the heading “Design”, in the third paragraph replace the final sentence with: ‘The design principles to support the implementation of the Village Design Guide are as follows:’.</p> <p>5.2 Within Policy H5 delete the over-prescriptive element (j) (iii) and renumber the following element accordingly.</p> <p>5.3 Within the Design Guide (Appendix F, but renumbered as per a later recommendation):</p> <p>5.3.1 In paragraph 3.1.2, opening sentence, delete “<i>building design principles</i>”.</p> <p>5.3.2 In paragraph 3.10 under the heading “Residential Car Parking Standards” insert: ‘Parking standards should follow the requirements set out in the Leicestershire Highway Design Guide. Where appropriate and feasible the following parking provision is encouraged:’.</p>	<p>For clarity and to meet Basic Conditions 1 & 3</p>
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6	Policy ENV1	Local Green Spaces	<p>Tugby and Keythorpe Neighbourhood Plan Submission November 2021 Figure 5: Local Green Spaces</p>  <p>© Crown copyright and database right. All rights reserved (100043290) 2020 © Contains Ordnance Survey Data © Crown copyright and database right 2020</p>	<p>Under the heading “5.3 Local Green Space” amend the boundary of the St. Thomas a Becket Churchyard Local Green Space on Figure 5 and the supporting evidence to exclude the footprint of the Church from the designated space.</p>	<p>For clarity and accuracy and to meet Basic Condition 1</p>
7		Sites of Environmental Significance	<p>Appendix H – Environmental Inventory https://www.tugby-keythorpepc.org.uk/uploads/appendix-h-environmental-inventory.pdf</p>	<p>Replace the contents of Appendix H (renumbered as per a later recommendation) with the version of the Environmental Inventory submitted by the Qualifying Body with their email dated 29th May 2022.</p>	<p>For clarity and accuracy and to meet Basic Condition 1</p>

8	Policy ENV3	Local Heritage Assets	<p>....as described in footnote (63) to NPPF 2021 paragraph 180</p> <p>such as Hazelrigg Farm, Main Street; Gulliver’s, Main Street; Rosemary Cottage, Main Street; Well at Cherry Lea Cottage and Icehouse, Keythorpe Hall</p> <div data-bbox="600 603 1227 890"> <p>TL03 Well at Hazelrigg Farm</p>  <p>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.</p> </div>	<p>Under the heading “5.4.3 Local heritage assets”:</p> <p>8.1 In the first paragraph replace “footnote (63) to NPPF 2021 paragraph 180” with ‘NPPF paragraph 190’.</p> <p>8.2 In the second paragraph delete “Rosemary Cottage, Main Street”.</p> <p>8.3 Within Table 3 correct the entry for ‘Well at Hazlerigg Farm’ changing “TL03” for ‘TL02’</p>	For clarity and accuracy
9	Policy ENV4	Ridge and Furrow	<p>.... g ridge and furrow in the Plan Area should now be regarded as a nondesignated 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.</p>	<p>In the sentence immediately before Policy ENV 4 delete “comparable in significance to that of surviving medieval buildings”</p>	For clarity and accuracy and to meet Basic Condition 1

10	Policy ENV5 and ENV6	<p>Sites and features of natural environment significance ;</p> <p>Biodiversity</p>	<p>The sites and features mapped here (figure 11) have been identified as being of at least local significance for their natural environment significance.</p> <p>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.</p>	<p>10.1 In Policy ENV 5, in the first sentence, delete “significance” after “environment”.</p> <p>10.2 Delete Policy ENV 6 and its supporting text; renumber subsequent paragraphs and Policies accordingly.</p>	<p>For clarity and accuracy and to meet Basic Conditions 1 & 3</p>
11	Policy ENV7	<p>Notable Trees and Hedges</p>	<p>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.</p> <p>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.</p>	<p>Reword Policy ENV 7 (now renumbered as ENV 6) as follows:</p> <p>‘Development proposals should:</p> <p>a) increase tree coverage and retain existing trees and hedges by integrating them into the design of the development; and</p> <p>b) not unavoidably damage or result in the loss of trees, hedges and woodlands of arboricultural, ecological and/ or amenity value.’</p>	<p>For clarity and accuracy and to meet Basic Condition 1</p>

12	ENV8	Important Open Spaces	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.	Amend Policy ENV 8 (now renumbered as ENV 7) by replacing the second sentence with: 'Development resulting in the loss of or reduction in defined open space, sport and recreation facilities will not be permitted unless it can be clearly demonstrated that the exceptions set out in the HDC Local Plan (2011 - 2031) Policy GI2(2) apply.'	For clarity and accuracy and to meet Basic Conditions 1 & 3
13	ENV9	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.	Reword Policy ENV9 (now renumbered as ENV 8) as follows: 'The following views (see table 3 and figure 13) are important to the setting and character of the village. Development proposals should ensure that these views are respected by integrating new buildings within the landscape and ensuring that sightlines to significant landmarks/features are not obscured.'	For clarity and accuracy and to meet Basic Condition 1
14	ENV10	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.	Reword Policy ENV 10 (now renumbered as ENV 9) as follows: '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.'	For clarity and accuracy and to meet Basic Condition 1

15	ENV11	<p>Flood risk resilience</p>	<p>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.</p> <p>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.</p> <p>Development proposals of one or more dwellings and/or for employment development should demonstrate that:</p> <ul style="list-style-type: none"> 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; 	<p>Reduce Policy ENV 11 (now renumbered as ENV 10) to:</p> <p>‘Proposals to construct new (or improve existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up area, will be supported in principle.’</p>	<p>For clarity and accuracy and to meet Basic Conditions 1 & 3</p>
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			<p>d. its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;</p> <p>e. it does not increase the risk of flooding to third parties;</p> <p>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</p> <p>g. it takes the effects of climate change into account.</p>		
16	ENV12	Renewable energy generation infrastructure	<p>Proposals for single smallscale (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.</p> <p>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.</p>	<p>Reword the first sentence of Policy ENV 12 (now renumbered as Policy ENV 11) as follows:</p> <p>‘Proposals for local resident, business, amenity or community-initiated solar and wind generation infrastructure, in particular single small-scale (turbines less than 30m), will be supported, subject to their complying with the environmental protection conditions listed in HDC Local Plan (2011 – 2031) Policy CC2.’</p>	<p>For clarity and accuracy and to meet Basic Conditions 1 & 3</p>

17	Policies CFA1 and CFA2	<p>THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES</p> <p>And</p> <p>NEW OR IMPROVED COMMUNITY FACILITIES</p>	<p>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:</p> <p>a) There is no longer any need or demand for the existing community facility; or</p> <p>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</p> <p>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.</p> <p>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:</p> <p>a) Meets the design criteria stated in Policy H5;</p> <p>b) Will not result in unacceptable traffic movements or other disturbance to residential properties;</p> <p>c) Will not generate a need for parking that cannot be adequately catered for;</p>	<p>Merge Policies CFA 1 & CFA 2 as follows, and renumber subsequent Policies accordingly:</p> <p>‘The following community facilities are valued by the community and are to be retained and their improvement is supported in principle: Tugby School, the Parish Church, the village hall and astroturf, the play area, the allotments, the car park and the pub. Development resulting in the loss of or reduction of a community facility will not be permitted unless it can be clearly demonstrated that the exceptions set out in the HDC Local Plan (2011 - 2031) Policy HC2 apply.’</p>	<p>For clarity and accuracy and to meet Basic Conditions 1 & 3</p>
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			<p>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</p> <p>e) Takes into full account the needs of people with disabilities.</p>		
18	Community Action CFA1		<p>Community Action CFA1: Maintenance of existing community assets - The Parish Council will work to maintain and develop key community assets in the village:</p> <p>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.</p> <p>b) Support the North Memorial Hall Trust to maintain the assets under its management.</p> <p>c) Liaise with local landowners to ensure all rights of way are maintained and, where possible, enhanced.</p>	<p>Retitle “Community Action CFA 1” as ‘Community Action 1’, use a different colour to differentiate it from the Policy content and italicise the text.</p>	<p>For clarity and accuracy and to meet Basic Conditions 1</p>

19	CFA3	Tugby School	<p>POLICY CFA3: TUGBY SCHOOL - Proposals for replacing or expanding the facilities of the primary school in the Parish will be supported so long as:</p> <p>a) It has appropriate vehicular access and parking and does not have a significant adverse impact upon traffic circulation; and</p> <p>b) It would not result in a significant loss of open space and amenity to local residents or other adjacent uses</p>	<p>Reword Policy CFA 3 (renumbered as CFA 2) as follows:</p> <p>‘Proposals for relocating and/or expanding the facilities of the primary school in the Parish will be supported in principle so long as:</p> <p>a) appropriate vehicular access and parking are provided which do not have a significant adverse impact upon traffic circulation;</p> <p>b) the existing playing fields are substantially retained; and</p> <p>c) they would not result in a significant loss of amenity to local residents or other adjacent uses.</p>	<p>For clarity and accuracy and to meet Basic Conditions 1</p>
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20	TR1	TRAFFIC MANAGEMENT	<p>- 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:</p> <ul style="list-style-type: none"> 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. 	<p>20.1 Amend the title of “Community Action TR 1” to ‘Community Action 2’; use a different colour to differentiate it from the Policy content and italicise the text.</p> <p>20.2 Reword Policy TR 1 as follows: POLICY TR1: TRAFFIC IN A RURAL COMMUNITY - With regard to the rural highway network of the Parish and the need to minimise the adverse impacts of vehicular traffic, all housing and commercial development must:</p> <ul style="list-style-type: none"> a) incorporate sufficient off-road parking; b) not remove or compromise the use of any existing off-road parking c) areas unless a suitable replacement is provided; d) c) provide any necessary improvements to site access and the e) highway network either directly or by financial contributions; and f) e) where appropriate, effect the improvement and the creation of g) footpaths and cycleways to connect with key village services. 	<p>For clarity and accuracy and to meet Basic Conditions 1</p>
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21	TR2	Traffic Management	<p>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.</p> <p>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.</p>	<p>Amend element a) of Policy TR 2 as follows: ‘Residential development of one dwelling or more should include the infrastructure for home electric vehicle charging.’</p>	<p>For clarity and accuracy and to meet Basic Conditions 1</p>
22	TR3	Footpaths, Bridleways and Cycleways	<p>The maintenance, upgrading and, where appropriate, extension of the pedestrian footpath network in the Parish will be supported in order to:</p> <p>a) Service new developments and connect them to the existing pedestrian footpath network;</p> <p>b) Encourage walking over car use for making journeys within the Parish; and</p> <p>c) Provide an improved and more extensive footpath network to support exercise and leisure activities for Tugby Parish residents and visitors.</p>	<p>Amend Policy TR 3 to become ‘Community Action 3’; use a different colour to differentiate it from the Policy content and italicise the text.</p>	<p>For clarity and accuracy and to meet Basic Conditions 1</p>

23	Policy BE1	Support for existing business and employment uses	<p>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:</p> <p>a) The commercial premises or land in question has not been in active use for at least six months; and</p> <p>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.</p>	<p>23.1 Amend Policy BE 1 to replace “has no potential for either reoccupation or redevelopment for employment generating uses and” with ‘are under-used or unviable for future commercial uses’.</p> <p>23.2 Amend Policy BE 2 to replace “Fall within the boundary of planned limits of development for the Tugby Parish” with ‘Fall within or be well related to the Limits to Development for Tugby’.</p>	For clarity and accuracy and to meet Basic Conditions 1 & 3
24	Policy BE3	Home Working	<p>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:</p>	<p>24.1 Under the heading “Home working”, at the end of the second paragraph, add: ‘It is likely that many of these activities did not require a planning consent as they are incidental to the residential use of a dwelling.’</p> <p>24.2 Within Policy BE 3 reword the opening sentence as follows: ‘Proposals for accommodating working from home, beyond that already allowed as ‘permitted development’, involving small-scale freestanding buildings within a residential curtilage, extensions to the dwelling or conversion of outbuildings, will be supported where:’.</p>	For clarity and accuracy and to meet Basic Condition 1

25	Policy BE4	Far 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:	Within Policy BE 4 reword the opening sentence as follows: 'Where a planning consent is required, development proposals for farm diversification in support of the rural economy will be supported subject to:'.	For clarity and accuracy and to meet Basic Conditions 1 & 3
26	Policy BE5	Broadband and Mobile Infrastructure	<p>Proposals to provide access to superfast broadband for all businesses and households in Tugby Parish will be supported.</p> <p>Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported.</p> <p>Where new masts are installed, these should be shared, wherever possible, by more than one provider.</p> <p>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.</p>	Within Policy BE 5 delete the third element and reword the fourth as: 'Above ground network installations must be sympathetically located and designed to integrate into the landscape.'	For clarity and accuracy and to meet Basic Condition 1

27	Policy INF1	Developer Contributions	<p>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.</p> <p>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.</p> <p>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.</p>	Amend Policy INF 1 to become ‘Community Action 4’; use a different colour to differentiate it from the Policy content and italicise the text.	For clarity and accuracy and to meet Basic Condition 1
28	Section 7	Monitoring and Review Appendices		Renumber the “Monitoring and Review” section from “7” to ‘8’.	For clarity and accuracy
29	Appendices F and H			Renumber Appendices F & H as Appendices 1 & 2 and attach these to the Plan text. Renumber the other Appendices as required and list these as ‘Supporting Documents’ with a hyperlink to their location	For clarity and accuracy