

Tugby and Keythorpe Neighbourhood Plan – Executive Summary

1. Background

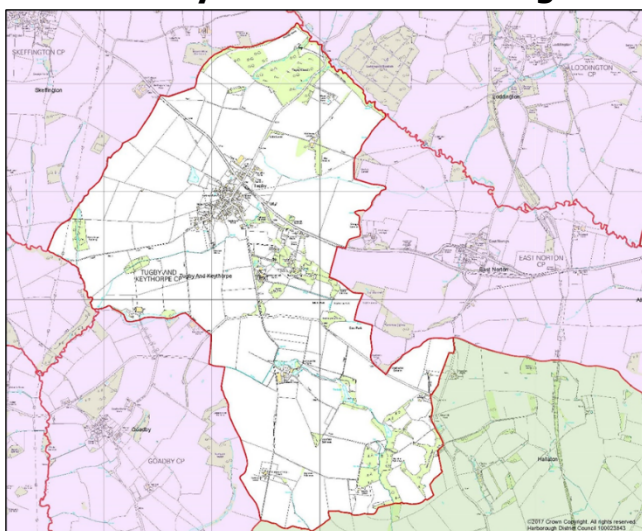
The opportunity to prepare a neighbourhood plan (NP) was established through the 2011 Localism Act. Once the NP has been formally 'Made' by Harborough District Council (HDC), it will sit alongside the District's Local Plan and all planning decisions taken by HDC will need to take the NP's policies into account.

The NP has to be in general conformity with the strategic policies in the District's Local Plan and have regard for the National Planning Policy Framework (NPPF). It cannot promote policies that do not accord with these requirements. NPs therefore represent the opportunity for local people to shape planning policy in their area and help to make sure that planning decisions taken by HDC reflect local issues and not just District-wide concerns. Therefore, they add local detail to HDC strategic planning policies.

The NP is now at formal pre-submission stage and it is hoped that many residents and stakeholders will take the opportunity to contribute their thoughts. The Submission version of the NP will take these comments into account, where appropriate.

2. Introduction

Tugby and Keythorpe Parish Council took the decision to prepare a neighbourhood plan and established an Advisory Committee involving Parish Councillors and residents which met for the first time in October 2018. The whole of the parish was formally designated by HDC for neighbourhood planning purposes on 8 November 2017 and the Steering Group has met regularly throughout the process. The area covered by the NP includes the whole of the Parish.



We held initial open events for the community in April 2018 and over 40 people attended. A further open event took place at the School Fete in June 2018.

Theme Groups were established in June 2019 to identify the policies needed to deliver an effective NP for the Parish, looking at areas such as housing; the environment; community facilities, employment and transport.

Parish of Tugby and Keythorpe - Designated Area

Members of the Advisory Committee were joined by other residents to progress this work. These groups continued to meet until into 2020. Further open events were planned but had to be cancelled because of the Coronavirus Pandemic.

It is hoped that this Executive Summary of the NP helps to reach everyone in the Parish and to reinforce in plain English why we are preparing a NP, how we are doing it and what it contains. There are still opportunities to shape the final document as there is a further consultation stage after this following the NP's submission to HDC.

3 Vision

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

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

This vision will be achieved by:

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

The policies in the NP aim to ensure that this vision is realised over the Plan period.

4. Housing and the built environment

The policies in this section seek to shape residential development in line with locally important issues.

As a 'Selected Rural Village', the share of development that the Parish has to accommodate is set by HDC at a minimum of 30 units. Recent development in the Parish has reduced this minimum requirement to 5 dwellings. To address this, the NP has allocated a single site for residential development to help safeguard other more sensitive areas and to afford greater protection against inappropriate development.

During the process of preparing the NP, a detailed, independently lead, Site Sustainability Assessment exercise was undertaken to determine the most suitable site amongst all those put forward by landowners for development.

The allocated site is on land at Harbrook Farm where development for around 11 dwellings will be supported subject to a number of conditions, including the need for at least 5 of the dwellings to be affordable; high standards of design and the retention of existing green assets.

This allocation is described in Policy H1 of the NP

Policy H2 identifies a Limits to

Development for Tugby, to distinguish between where

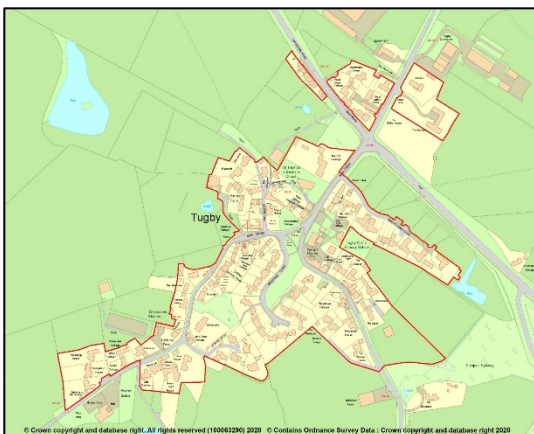
development is acceptable (subject to conformity with other Plan policies) and where development will be carefully controlled. In statutory planning



Residential Allocation

terms, land outside a defined settlement boundary, including any individual or small groups of buildings and/or small settlements, is classed as open countryside.

The policy says that development proposals will be supported on sites within the Limits to Development where the proposal complies with the policies in this NP. Housing development outside this red-line boundary, in the countryside, is restricted to those categories of development



identified in the NPPF, Local Plan and this NP.

Further development in the Parish throughout the Plan period will be restricted to windfall development. Windfall sites are those not specifically identified through the Plan process and which therefore come forward unexpectedly.

Policy H3 sets a range of conditions against which support for windfall development will be judged. These include being within the Limits to Development; retains existing natural boundaries and does not impact on the amenity of neighbours. Larger homes of 4 or more bedrooms will be expected to be in a minority to help balance the housing stock.

Policy H4 seeks to balance the high house prices locally with support for Affordable Housing which provides a mix of housing types and sizes to meet local need, and is prioritised for people with a local connection.

The Parish of Tugby and Keythorpe has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and distinctive local character. A policy on design helps to maintain this. Design considerations within NPs feature heavily in the current Planning White Paper.

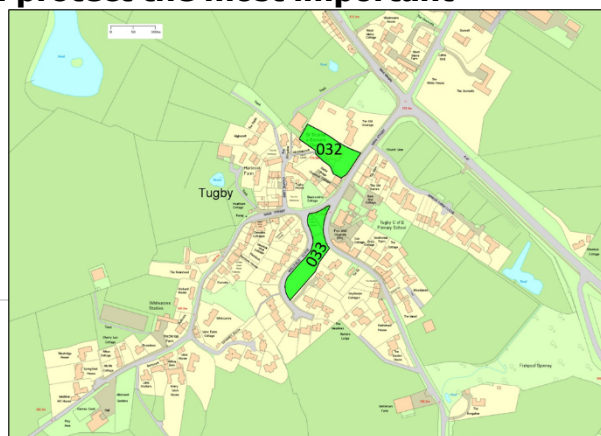
The biggest challenge facing the future of Tugby and Keythorpe Parish is to balance the desire to protect the character of its village with the need for it to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.

Policy H5 on design seeks to reflect the design principles which the community believes will help to achieve this aim. The overall aim is to retain the character of a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the range of historic buildings, structures and archaeology situated within the Parish.

The policy says development proposals should respond positively to the character and historic context of existing developments within the Parish. However, it says that contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context. A design guide has been prepared which proposals are required to have regard for where appropriate.

5. The natural and historic environment

The policies in this section identify and protect the most important environmental aspects of Tugby and Keythorpe Parish from inappropriate development. They have been informed by the completion of an 'environmental inventory' of fields in the parish, compiled by local people



who have measured each field against national criteria, resulting in a detailed catalogue of environmental features.

Policy Env1 designates the most important local environmental sites as 'Local Green Spaces'. These areas will be protected from inappropriate development in perpetuity and will be given the same level of protection in planning terms as the Green Belt.

The fields selected for this designation are as shown on the figure opposite and comprise St Thomas a Becket Churchyard and Tugby Village Green.

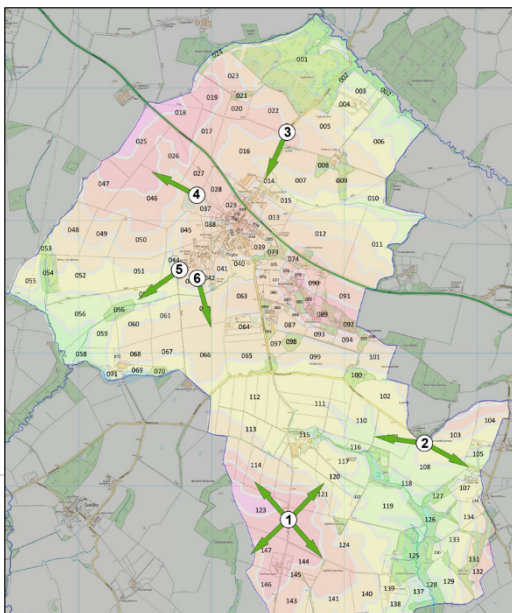
Local Green Spaces

Policy Env2 identifies other significant features that are present elsewhere in the Parish. The features are detailed in the Environmental Inventory and represent features of environmental significance. Any development proposal will need to take these features into account and will not be supported unless it can be demonstrated that the benefit of the development outweighs the harm caused. Policy Env 5 identifies similar structures with environmental significance.

Policy Env 3 highlights local buildings and structures which have heritage value in the Parish but which have no statutory protection. 3 structures are identified as 'non-designated heritage assets' and are afforded, through the policy, a degree of protection in the planning system against inappropriate development either to the structure itself or to its setting. They are two cottages adjacent to Black Horse Cottage; The Well at Hazelrigg farm and Rosemary Cottage. Other buildings were initially identified but insufficient evidence was provided to support a listing.

Ridge and Furrow fields are a rapidly diminishing resource. Policy Env4 identifies the remaining areas of Ridge and Furrow in the Parish and records them as non-designated heritage assets. Any development requiring a planning consent will have to demonstrate that the benefit of development outweighs the harm.

Policy Env6 addresses biodiversity. It requires development to safeguard and enhance habitats and species whilst Policy Env7 protects notable trees and hedges.



Some sites scored highly for their community value, some coming forward as part of the Local Plan process. Policy ENV8 resists development on these sites unless the open space is replaced by an equivalent space or the space itself is no longer needed by the community.

Six locally important views are identified as shown on the map below. Policy Env9 says

that development proposals should, whenever practicable, respect and protect them. Development which would have an unacceptable impact on the identified views will not be supported.

The views are shown on the figure opposite.

Footpaths and bridleways are considered in policy Env10 which does not support development proposals which result in the loss of or have a significant adverse impact on the existing network of footpaths.

Policy Env11 seeks to mitigate against flood risk in the Parish by setting conditions that will need to apply before development will be acceptable. Policy Env12 sets the conditions that will have to apply before renewable energy proposals will be acceptable.

Important Views

6. Community Sustainability

This chapter looks at aspects of village life including: - community facilities and assets; transport and traffic and Business & employment.

The NP describes the range of community facilities in the parish and their importance locally. Policy CFA1 resists the loss of these important facilities unless there is no longer any need or demand for them, it is no longer economically viable or appropriate alternative provision is made available. Policy CFA2 promotes the enhancement and range of facilities where it does not result in unacceptable levels of traffic movement or impacts negatively on nearby residential properties. Development will be required to take the needs of people with disabilities into account

Policy CFA3 supports the expansion or replacement of the Primary School where traffic issues are addressed and there is no significant impact on residential amenity.

Policy TR1 seeks to minimise the impact development can have on traffic management and supports appropriate off-road parking and the creation of footpaths where appropriate to village services. The extension of the footpath network is also supported in Policy TR3.

The growth of electric vehicles is recognised in Policy TR2 which requires new development to provide charging points and supports communal vehicular charging points in the Parish where this does not diminish existing parking provision.

Policy BE1 seeks to retain existing businesses unless they are no longer financially viable, and attempts have been made to market them for employment use. Policy BE2 supports the introduction of businesses appropriate to the Parish.

The growing importance of home working is recognised in Policy BE3 which supports home extensions for business use where there are no resultant

unacceptable traffic movements; provide adequate parking and do not impact detrimentally on nearby residents.

Farm diversification is supported through policy BE4 where development which extends the range and diversification of businesses is supported insofar as its use is appropriate for a rural location; it respects local character; it does not generate traffic that cannot be accommodated by the road system, provides adequate off-road parking and has not significant adverse impact on neighbours or historic features.

In support of improved broadband and telecommunications in the parish, policy BE5 requires new development to have access to superfast broadband. Any above-ground installations must be sympathetically located and away from open landscapes.

7. Review

The NP will be subject to formal review to ensure it remains a helpful tool in determining planning applications. This is likely to occur when the HDC Local Plan is updated, when housing need changes or with amendments to national planning policy.

8. What Happens Now?

The NP is now available to be read and commented on during its formal pre-submission consultation which runs from Monday 22 February until Monday 8 April 2021. All comments that are received will be recorded and responded to, with amendments to the NP being made where appropriate. Once the changes have been approved by the Parish Council, the NP will be submitted to HDC, who will undertake their own six-week consultation and send the NP and all comments received to an Independent Examiner, who will consider the NP against local and national strategic planning policies and make recommendations for any changes felt to be necessary.

Once the Examiner's report has been accepted and the changes made, the final NP will be put before the community of Tugby and Keythorpe Parish in a Referendum, and the NP will pass or fail on the basis of a simple majority. Once the NP is 'Made', it will be used by HDC to determine planning applications in the Parish. The full NP, along with all appendices and supporting information, can be found on the Tugby and Keythorpe Parish Council website www.tugby-keythorpepc.org.uk

You can find the link to the comments form via the above website or use this link to go straight to the Neighbourhood Plan comments form:

<https://forms.office.com/Pages/ResponsePage.aspx?id=DQSIKWdsW0yxEjajBLZtrQAAAAAAAAAAAAAFuQP0EjKFURUtRV1ZQQ1hWVFNGTIRZRzdEMEWxM1paVy4u>

