

Tugby and Keythorpe Neighbourhood Plan

Summary of representations submitted by Harborough District Council to the independent examiner pursuant to Regulation 17 of Part 5 of The Neighbourhood Planning (General) Regulations 2012

	Name	Policy /Page	Full Representation
1	Resident LE7 9WD	Policy H1, Page 15, Figure 2, Page 16	<p>Having received The Tugby and Keythorpe Neighbourhood Plan, I strongly object to the identified land site at Harbrook Farm for housing development.</p> <ol style="list-style-type: none"> 1. This land is in a designated 'Conservation' area and what's the point of having conservation areas if they are to be built on. 2. I feel the road (Main Street) and village infrastructure cannot support the extra road traffic that would be generated by such a development. The land proposed is on a very narrow stretch of Main Street (that is assuming that is where traffic access to the development would be) which has a narrow blind corner which already has caused traffic issues and danger to the public in the past. All the extra cars/vans etc would always have to go through the heart of the village and past the local primary school to reach the A47. 3. The damage caused to local already fragile roads by construction traffic during development could be considerable. 4. The carbon emissions generated by the extra traffic in and out of the village, personal journeys, deliveries, visitors etc will be greatly increased at a time when we are all trying to reduce our carbon footprint. 5. The village has already undergone 2 main housing developments recently. Does it really need such further housing development on this scale being that there are very limited facilities such as local shops, in turn causing greatly increased road traffic throughout the village when home owners journey out for daily supplies, work and leisure. A large increase in delivery vans (already quite high) would no doubt also be expected. 6. There is a lot of wildlife that would be badly affected by the proposed development. All sorts of wildlife are resident in this area, from insects, pond life, frogs, newts, rabbits, birds, geese to name a few.

			<p>I have lived in Tugby for the past 18 years and specifically moved here because it is a small village in an open clean environment with daily fresh air. Why destroy this environment with further housing development, generating busier village road congestion and pollution along with the adverse effect to local wildlife.</p> <p>If really required, surely any new housing development would be more appropriately situated nearer to the A47, not bringing the extra road congestion directly into and through the village. More than one point of access should also be considered, there is only currently one minor road route to the site at Harbrook farm.</p> <p>There is a good possibility that the extra 5 dwellings required to meet Market Harbough / Tugby housing targets could well be achieved by individual house builds over the future years without the need for a dedicated site.</p> <p>Aside from the above, I live adjacent to this land and from a personal perspective, the current outlook from my property would be badly affected along with much increased noise and pollution from the increase in traffic. No doubt the value of my home would be also be adversely affected.</p> <p>I do hope my objections and reasons for concern are taken into consideration during this planning application.</p>
2	<p>Harborough District Council Council Offices Adam and Eve Street LE16 7AG</p>	<p>H3</p> <p>H4</p>	<p>Most of the previous comments have been addressed after Reg 14</p> <ul style="list-style-type: none"> • Policy H3: Is the last sentence needed as it already refers to this in criterion d)? If it is 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? • Policy ENV8: Sites 032 and A/B/C are defined also as Local Green Space in the NP. There may be some potential for conflict between the 2 policies if identified under both NP policies. <p>Does Policy H4 address First Homes sufficiently?</p>
	<p>Leicestershire County Council Policy, Economy & Community, Chief Executive's Department, Leicestershire County</p>		<p>Tugby & Keythorpe Neighbourhood Plan Comments Requested – 19th January 2022</p> <p>Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.</p> <p>Highways</p> <p>Specific Comments</p>

	<p>Council, County Hall, Glenfield, Leicestershire LE3 8RA</p>	<p>Page 14-15 POLICY H1, paragraph I - It is unclear which footpath is being referred to here, but it is assumed a vehicular access with an adjacent footway leading into the development. Nevertheless, the LHA would assess the site on its own merits, should a proposal be submitted for pre application advice or formally. The site access will need to be designed in accordance with the Leicestershire Highway Design Guide (LHDG) to ensure a safe and suitable access can be delivered in accordance with the National Planning Policy Framework (NPPF).</p> <p>Page 56-57 747 Bus Comments from Safe & Sustainable Travel Team - Tugby is fortunate to be situated on the 747 bus route from Leicester to Uppingham. This bus is jointly subsidised by L.C.C. and Rutland C.C. and runs a two hourly service from early morning to seven in the evening. There are bus shelters on either side of the road at the crossroads on the A47 with the Rutland bound stop benefitting from raised kerbing to assist with boarding. This bus service is essential for keeping Tugby a vibrant village where all ages and incomes are able to live. During the pandemic bus patronage has been impacted nationally and it remains to be seen how services recover. Beyond April 2022, Leicestershire County Council is awaiting an announcement from central government on its indicative funding allocation for its Bus Service Improvement Plan.</p> <p>Policy ENV10: Footpaths and Bridleways - We strongly affirm and support draft Policy ENV10: Footpaths and Bridleways and if and when the New Neighbourhood Plan becomes operative we will view any new planning applications in the neighbourhood that affect rights of way with reference to this policy. It strengthens arguments to protect and assert the public's rights to the use and enjoyment of public rights of way and provides greater potential for the provision of greater travel choice than might otherwise be achieved.</p> <p>We will also take on board the potential requirements imposed on any future developer of land at Harbrook Farm by Policy H1 requiring that:-</p> <p><i>"j) A footpath and vehicular link will be designed in accordance with the Leicestershire Highway Design Guide to Main Street to serve the site". This may be referring to a roadside pavement, but it does specify footpath and so it may prove expedient to argue for a segregated pedestrian link at the appropriate time if practicable.</i></p> <p>Page 58 A47 - It should be noted that a new development should only mitigate its own residual impact; it cannot be expected for developers to mitigate existing concerns.</p> <p>The LHA would normally expect development proposals to comply with prevailing relevant national and local policies and guidance, both in terms of justification and of design. The request for any improvements to the crossroads junction would also need to meet all the tests as set out in regulation 122(2) of the Community Infrastructure Levy Regulations.</p> <p>General Comments</p>
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<https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record>)

Biodiversity

The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Also, habitat permeability for habitats and species which addresses encouragement of movement from one location to another such as the design of street lighting, roads, noise, obstructions in water, exposure of species to predation and arrangement of land-uses.

The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.

Contact: planningecology@leics.gov.uk, or phone 0116 305 4108

Green Infrastructure

Green infrastructure (GI) A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.

The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promote good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks and this assessment

		<p>can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding.</p> <p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.</p> <p>Brownfield, Soils and Agricultural Land</p> <p>The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with Defra if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological value of a brownfield site before development decisions are taken.</p> <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments “Safeguarding our Soils” strategy, Defra have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification.</p> <p>Strategic Environmental Assessments (SEAs)</p> <p>Information for Neighbourhood Planning groups regarding Strategic Environmental Assessments (SEAs) can be found on the Neighbourhood Planning website (www.neighbourhoodplanning.org) and should be referred to. As taken from the website, a Neighbourhood Plan must meet certain basic conditions in order to be ‘made’. It must not breach and be otherwise compatible with EU obligations. One of these obligations is Directive 2001/42/EC ‘on the assessment of the effects of certain plans and programmes on the environment’ (Environmental Assessment of Plans and Programmes Regulations, 2004, available online). This is often referred to as the SEA Directive. Not every Neighbourhood Plan needs a SEA, however, it is compulsory to provide when submitting a plan proposal to the local planning authority either:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A statement of reasons as to why SEA was not required <input type="checkbox"/> An environmental report (a key output of the SEA process).
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		<p>ordinary daily life.</p> <p>All new developments (including community facilities) should have access to ultrafast broadband (of at least 100Mbps) and allow mechanisms for securing a full fibre broadband provision for each premise and business from at least one network operator, provided on an open access basis. Such provider must deploy a Fibre to the Premise (FTTP) access network structure in which optical fibre runs from a local exchange to each premise. Developers should take active steps to incorporate adequate broadband provision at the pre-planning phase and should engage with telecoms providers to ensure fibre broadband is available as soon as build on the development is complete. Where practical, developers should consider engaging several telecoms providers to encourage competition and consumer choice.</p> <p>The Council supports a 'dig once' approach for the deployment of communications infrastructure and a build which is sympathetic to the character and appearance of the surrounding area. The Council encourages telecommunications build which does not significantly impact on the appearance of any building or space on which equipment is located and which minimises street clutter.</p> <h3>Equalities</h3> <p>While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2020-2024 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2020/7/10/Equality-strategy-2020-2024.pdf</p> <p>The Neighbourhood plan should comply with the main requirements of the Public Sector Equality Duty. This requires public bodies to have due regard of the need to:</p> <ul style="list-style-type: none"> Eliminate discrimination Advance equality of opportunity Foster good relations between different people <h3>Accessible Documents</h3> <p>In today's working environment more and more information is being produced digitally. When producing information which is aimed at or to be viewed by the public, it is important to make that information as accessible as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability.</p> <p>Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without needing to adapt it, while supporting those who do need to adapt things.</p> <p>For example, someone with impaired vision might use a screen reader (software that lets a user navigate a website and 'read out' the content), braille display or screen magnifier. Or someone with motor difficulties might</p>
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		<p>use a special mouse, speech recognition software or on-screen keyboard emulator. Public sector organisations have a legal requirement to make sure that all information which appears on their websites is accessible. As Neighbourhood Plans have to be published on Local Planning Authority websites, they too have to comply with government regulations for accessibility. Guidance for creating accessible Word and PDF documents can be found on the Leicestershire Communities website under the heading 'Creating Accessible Documents':- https://www.leicestershirecommunities.org.uk/sr/</p>
	<p>Sport England Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF</p>	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to</p>

		<p>date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England’s guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create</p>
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		<p>healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England’s Active Design Guidance: https://www.sportengland.org/activedesign</p>
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