

**Fosse Villages Neighbourhood Plan Decision Statement in
accordance with Regulation 18 of the Neighbourhood Planning
(General) Regulations 2012 (as amended)**

1 Summary

- 1.1 Following an Independent Examination, Blaby District Council now confirms that the Fosse Villages Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.
- 1.2 This decision statement can be viewed at:

Location	Opening times
Blaby District Council Offices Council Offices, Desford Road, Narborough Leicester LE19 2EP	Monday / Tuesday / Thursday: 08.45 – 17:15 Wednesday: 09:30 – 17:15 Friday: 08.45 – 16.45
Huncote Community Library r/o Methodist Church Forest Road Huncote	Monday: 14.00 – 17.00 Wednesday: 16.00 – 18.00 Friday: 14.00 – 17.00 Saturday: 10.00 – 13.00
Sapcote Library Church Street Sapcote LE9 4FG	Monday: 09.30 – 12.00 Tuesday: 10.00 – 12.00, and 17.00 – 19.00 Thursday – Friday: 14.00 – 17.00
Stoney Stanton Library St Michaels Court Stoney Stanton LE9 4TH	Tuesday: 10.00 – 12.00 and 14.00 – 18.00 Thursday: 14.00 – 17.00 Friday: 14.00 – 16.00

2 Background

- 2.1 On 13 January 2016, Blaby District Council approved the Fosse Villages Neighbourhood Area to be designated in accordance with the Neighbourhood Planning (General) Regulations 2012 for the purposes of preparing a Neighbourhood Plan. The Area covers the parishes of: Aston Flamville, Croft, Huncote, Leicester Forest West, Potters Marston, Sapcote, Sharnford, Stoney Stanton, Thurlaston and Wigston Parva. Sapcote Parish Council is the Qualifying Body in accordance with the legislation, and the ten parishes have worked together to produce the plan.

- 2.2 Following the submission of the Fosse Villages Neighbourhood Plan to the Council, the Plan was publicised for a six week period and representations were invited. The consultation period closed on 21 May 2019.
- 2.3 Blaby District Council, with the agreement of Sapcote Parish Council, appointed an independent examiner, Mr Jeremy Edge, to assess whether the Plan met the Basic Conditions required by legislation and so should proceed to referendum.
- 2.4 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 Plan referendum.

3 Decisions and Reasons

- 3.1 At its meeting on 20th February 2020, the Full Council 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 1 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 recommendations that there is no reason to extend the Neighbourhood Plan area (the ten parishes listed at paragraph 2.1) 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 agrees with this view and that the Plan complies with the provision made under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. Therefore, to meet the requirements of the Localism Act 2011, a referendum which poses the question:

"Do you want Blaby District Council to use the Neighbourhood Plan for the Fosse Villages to help it decide planning applications in the neighbourhood area?"

will be held in the parishes of: Aston Flamville, Croft, Huncote, Leicester Forest West, Potters Marston, Sapcote, Sharnford, Stoney Stanton, Thurlaston and Wigston Parva.
- 3.5 The referendum will be held between 07:00 and 22:00 on Thursday 7th May 2020 and the relevant legislative processes will be followed to ensure eligible voters are aware of the referendum.

Appendix 1: Schedule of Modifications Recommended in the Examiner’s Report

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
M1	Policy FV1: Road Traffic	Measures that provide reductions in traffic on the B4114, including through Sharnford and traffic reductions in the Fosse Villages will be supported. Where necessary, new developments of more than 10 dwellings will be required to contribute to off-site improvements to the highway network to mitigate the effects of new development. Development will not be supported if the residual or cumulative impact on congestion or highway safety is severe.	Deletion of “Where necessary, new developments of more than 10 dwellings will be required to contribute to off-site improvements to the highway network to mitigate the effects of new development. Development will not be supported if the residual or cumulative impact on congestion or highway safety is severe.”	Accept. Not in accordance with national and local strategic policies.
M2	Policy FV2: Rail	Development that would prejudice the provision of a railway station, access or parking at Station Road Croft, as shown on the Policies Map, will not be supported.	Amend policy to read: “Proposals for the delivery of a railway station, associated parking and access at Station Road Croft, as shown on Policies Map (Inset 2), will be supported. Conversely proposals which would prejudice the delivery of such infrastructure will be resisted.”	Accept. To be more positively worded.
M3	Policy FV3: Bus Services	New developments of more than 10 dwellings will only be supported where all new homes are within 400m walking distance of a bus stop that is served by at least an hourly weekday bus service. Such developments should also provide residents with an evening and Sunday service. Where necessary, new developments will be	Amend policy to read: “New residential developments of more than 10 dwellings will be supported where proposals include a viability statement evidencing the extent to which the proposals enhance rural bus services within the Neighbourhood Area on a proportionate basis, having regard to the size, nature and location of the proposed development. Where financial	Accept. To reflect the practices of the County Council in assessing proposals for enhanced public transport services

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		required to contribute to off-site improvements to bus services to ensure these standards is met.	contributions are offered, these should be provided by way of a S106 agreement in accordance with the guidance in the Passenger Transport Strategy.”	and to be more flexible.
M4	Policy FV4: Countryside	<p>The Countryside (land outside Limits to Development as defined on the Policies Map) will be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Outside Limits to Development, but excluding Areas of Separation, development will only be permitted where it is required for the following purposes:</p> <ul style="list-style-type: none"> A. Agriculture, horticulture, woodland management or other similar uses appropriate to a rural area, including uses which would help to diversify the rural economy in accordance with Policy F21; B. Employment development in accordance with Policies FV19, FV20 and FV21. Proposals to support economic development in the countryside should seek to minimise the loss of best and most versatile agricultural land; C. Outdoor sport and recreation and associated buildings; D. Renewable energy production in 	Delete the policy and references to it in the supporting policy text.	Accept. Policy as submitted does not comply with national and local strategic policy and when amended to do so, duplicates local policy.

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		<p>accordance with Policy FV22;</p> <p>E. Where it is necessary for the continuation of an existing enterprise, facility or operation that is compatible with its setting in the countryside;</p> <p>F. Rural housing in accordance with Policy FV11;</p> <p>G. Rural Exception housing in accordance with Policy FV18;</p> <p>H. The conversion or re-use of permanent and substantial buildings, including proposals for the optimum viable use of a heritage asset;</p> <p>I. Minor extensions to existing dwellings and to other buildings that are subordinate in scale and appearance to the existing building;</p> <p>J. Facilities to enable the delivery of digital connectivity at speeds and reliability levels consistent with urban areas;</p> <p>K. Flood protection;</p> <p>L. Development by statutory undertakers or public utility providers;</p> <p>M. Transport improvements;</p> <p>N. Services and facilities that improve the sustainability of the Fosse Villages, including those set out in policies F13, F14 and F15; or</p>		

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		<p>O. Other uses which justify and are compatible with a countryside location.</p> <p>New development should respect the Fosse Villages landscape and take account of its special characteristics as set out in the Settlement Statements. Development should be located and designed in a way that is sensitive to its landscape.</p> <p>Development should safeguard and, where possible, enhance views of and from Croft Hill.</p>		
M5	Policy FV5: Areas of Separation	<p>The following Areas of Separation, as defined on the Policies Map, will be maintained to retain the identity of Huncote, Sapcote and Stoney Stanton and to prevent coalescence:</p> <p>A. Between Huncote and Narborough (within the Fosse Villages Neighbourhood Area); and</p> <p>B. Between Stoney Stanton and Sapcote.</p>	Delete the policy and references to it in the supporting policy text.	Accept. Duplicates local policy.
M6	Policy FV6: Biodiversity	<p>New development should not harm the network of local ecological features and habitats which include:</p> <p>A. Fosse Meadows Nature Park;</p> <p>B. The network of natural spaces which links Huncote, Croft, Stoney Stanton, Sapcote and Sharnford to Leicester, Narborough, and Blaby.</p> <p>New development will be expected to</p>	Amend the policy to read: “New development which minimises impacts on and provides net gains for biodiversity and enhances resilience to current ecological pressures on habitats at Fosse Meadows Nature Park will be supported. New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-	Accept. To conform to national and local strategic policy.

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity.	lines) to support biodiversity.”	
M7	Policy FV7: Local Green Spaces	<p>The following sites have been designated as Local Green Spaces:</p> <p>LGS C1 Croft Hill LGS C2 Recreation Ground, Croft LGS C3 North of River Soar, Croft LGS C4 Croft Pasture LGS C5 The Bridle Play Area, Croft LGS C6 St Michael and All Angels Church, Croft LGS C7 Arbor Road Allotments, Croft LGS C8 Grassy bank and War Memorial, Croft LGS C9 Sheep Dip, Croft LGS C10 Link to old sports field, Croft LGS H1 Recreation Ground, Huncote LGS H2 The Green, Huncote LGS H3 Brook House Gardens, Huncote LGS H4 Pavilion Fields, sports field, private allotments and cemetery, Huncote LGS H5 Huncote Nature Walk LGS LFW1 The Old Brake, Leicester Forest West LGS SA1 Site of Motte and Bailey castle (Sapcote Playing Fields) LGS SA2 War Memorial, Sapcote LGS SA3 Spa Drive, Sapcote LGS SA4 Sapcote Cemetery and extension</p>	<p>Deletion of: LGS C2 Recreation Ground, Croft LGS C4 Croft Pasture LGS H4 Pavilion Fields, sports field, private allotments and cemetery, Huncote LGS H5 Huncote Nature Walk LGS LFW1 The Old Brake, Leicester Forest West LGS SA1 Site of Motte and Bailey castle (Sapcote Playing Fields) LGS SH1 The Park, Sharnford LGS SH2 Poors Meadow, Sharnford LGS SH3 Bluebell Green, Sharnford LGS SH5 Parsons Lane Allotments, Sharnford LGS SS1 Village Hall green, Stoney Stanton LGS SS2 Playing fields, Stoney Stanton LGS SS3 Clint Hill Quarry, Stoney Stanton.</p> <p>Replace the word “permitted” with “supported” in the policy.</p>	<p>Accept. LGS C4 Croft Pasture is too large in the context of the size of the settlement of Croft. LGS H4 Pavilion Fields, sport field, private allotments and cemetery, Huncote is too large in size and function as a district-wide sports facility; also the identification of long-term planning restrictions on a community-facility if designated as an LGS. LGS H5 Huncote Nature Walk is too large an area and has</p>

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		<p>LGS SA5 Harecroft Crescent green space, Sapcote</p> <p>LGS SA6 All Saints churchyard, Sapcote</p> <p>LGS SA7 Grace Road, Sapcote</p> <p>LGS SA8 The Limes, Sapcote</p> <p>LGS SA9 Parish Council Allotments, Leicester Road, Sapcote</p> <p>LGS SA10 Allotments, Spring Gardens, Grace Road, Sapcote</p> <p>LGS SA11 Allotments, Hinckley Road, Sapcote</p> <p>LGS SA12 Allotments, Donkey Lane, Sapcote</p> <p>LGS SA13 Allotments, Cooks Lane/Pougher Close, Sapcote</p> <p>LGS SH1 The Park, Sharnford</p> <p>LGS SH2 Poors Meadow, Sharnford</p> <p>LGS SH3 Bluebell Green, Sharnford</p> <p>LGS SH5 Parsons Lane Allotments, Sharnford</p> <p>LGS SS1 Village Hall green, Stoney Stanton</p> <p>LGS SS2 Playing fields, Stoney Stanton</p> <p>LGS SS3 Clint Hill Quarry, Stoney Stanton</p> <p>LGS SS4 St Michael's churchyard, Stoney Stanton</p> <p>LGS SS5 Foxbank, Stoney Stanton</p> <p>LGS SS6 Holt Close allotments, Stoney Stanton</p> <p>LGS SS7 Nock Verges cemetery, Stoney Stanton</p>		<p>recreational value beyond the local area. LGS LFW1 The Old Brake, Leicester Forest West doesn't serve the functions of an LGS. No site assessments submitted for the four listed proposed LGS in Sharnford. LGS SS1 Village Hall Green / LGS SS1 Carey Hill Quarry: no realistic prospect of public accessibility in the future. LGS SS2 Playing fields, Stoney Stanton is already offered strong policy protection by the strategic Area of Separation policy. LGS SS3 Clint Hill Quarry,</p>

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		<p>LGS SS8 Brindley Close play area, Stoney Stanton LGS T1 Recreation Ground, Thurlaston LGS T2 Off Moat Close, Thurlaston LGS3 Normanton Park, Thurlaston LGS T4 Thurlaston Sports Ground LGS T5 Land at Main Street/Croft Road, Thurlaston LGS T6 Enderby Road Sports Ground, Thurlaston LGS T7 Village Hall allotments, Thurlaston LGS T8 Holt Crescent allotments, Thurlaston LGS T9 All Saints Graveyard, Thurlaston LGS T10 Thurlaston Chapel Graveyard LGS WP1 the Village Green, Wigston Parva</p> <p>Development that would harm the openness or special character of a Local Green Space (as designated on the Policies Map) or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space, such as:</p> <ul style="list-style-type: none"> A. Provision of appropriate facilities to service a current use or function; or B. Alterations or replacements to existing building(s) or structure(s) provided that these do not significantly increase the size and scale of the original building(s) or 		<p>Stoney Stanton is not a green space as it is a flooded quarry that serves a wider-than-local function in managing flood risk. LGS C2 Recreation Ground, Croft and LGS SA1 Site of Motte and Bailey castle (Sapcote Playing Fields) are identified through protection and enhancement through policy FV12 and so there is policy conflict within the plan.</p>

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		structure(s).		
M8	Policy FV8: Features of Local Heritage Interest	The determination of planning applications which would affect features of local heritage interest (as shown on the Policies Map) and the Sapcote Local Heritage Area will balance the need for or public benefit of the proposed development against the significance of the asset and the extent to which it will be harmed.	Delete policy and supporting text.	Accept. Insufficient evidence to justify the policy and partially duplicates local policy.
M9	Policy FV9: Design	<p>Only development that reflects the distinctive and traditional character of the Fosse Villages, as described in the Settlement Statements will be supported. Development must also:</p> <ul style="list-style-type: none"> A. Be in keeping with the scale, form and character of its surroundings; B. Protect important features such as traditional walls, hedgerows and trees; C. Not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution; D. Not significantly increase the volume of traffic through the Parish's settlements; E. Promote sustainable design and construction, which minimises waste and maximises the potential for recycling materials either on or off site; and 	<p>Amend policy to read: “Development that reflects the distinctive and traditional character of the Fosse Villages, as described in the Settlement Statements, or contextually appropriate innovative design will be supported. Development proposals must also:</p> <ul style="list-style-type: none"> A. Be in keeping with the scale, form and character of its surroundings; B. Protect locally significant features such as traditional walls, hedgerows and trees; C. Not significantly adversely affect the amenities of residents in the area, including daylight / sunlight, privacy, air quality, noise and light pollution; D. Promote sustainable design and construction, which minimises waste and maximises the potential for recycling materials either on or off site; and E. Provide safe and suitable access.” 	Accept. To conform to local policy and because it is not clear how traffic levels are relevant to a design policy.

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification												
		E. Have safe and suitable access.														
M10	Policy FV10: Housing Provision	<p>The minimum housing provision for the Fosse Villages for the period 2006 – 2009 is</p> <table border="0"> <tr> <td>Croft</td> <td>77 dwellings</td> </tr> <tr> <td>Huncote</td> <td>140 dwellings</td> </tr> <tr> <td>Sapcote</td> <td>415 dwellings</td> </tr> <tr> <td>Sharnford</td> <td>25 dwellings</td> </tr> <tr> <td>Stoney Stanton</td> <td>320 dwellings</td> </tr> <tr> <td>Thurlaston</td> <td>20 dwellings</td> </tr> </table> <p>This will met by:</p> <ul style="list-style-type: none"> A. Existing commitments; and B. Development within the Limits to Development in accordance with Policy FV11. 	Croft	77 dwellings	Huncote	140 dwellings	Sapcote	415 dwellings	Sharnford	25 dwellings	Stoney Stanton	320 dwellings	Thurlaston	20 dwellings	Amend wording of part B. to read: “Development within the Limits to Built Development in accordance with Policy FV11.”	Accept. To conform to local strategic planning policy.
Croft	77 dwellings															
Huncote	140 dwellings															
Sapcote	415 dwellings															
Sharnford	25 dwellings															
Stoney Stanton	320 dwellings															
Thurlaston	20 dwellings															
M11	Policy FV11: Windfall Housing	<p>Permission for housing development within the Croft, Huncote, Sapcote, Sharnford, Stoney Stanton and Thurlaston Limits to Development, as defined on the Policies Map, will be supported.</p> <p>Outside the Limits to Development, permission for housing development will be limited to:</p> <ul style="list-style-type: none"> A. The re-use and adaptation of redundant rural buildings; B. Replacement dwellings; and C. Rural worker accommodation. 	<p>Amend policy to:</p> <p>“Proposals for housing development within the Croft, Huncote, Sapcote, Sharnford, Stoney Stanton and Thurlaston Limits to Built Development, as defined on the inset settlement policies maps will be supported. Outside the Limits to Built Development, Areas of Separation and Green Wedges, support for proposals for housing development will be limited to:</p> <ul style="list-style-type: none"> A. The re-use and adaptation of redundant rural buildings in the most sustainable locations, assessed against the need to retain Countryside; B. Small scale housing in the most sustainable locations, assessed against the need to retain Countryside; C. Replacement dwellings of a similar scale 	Accept. To conform to national and local strategic planning policy.												

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
			<p>and with no greater impact on the Countryside than the existing dwelling;</p> <p>D. Dwellings to meet an essential need associated with small-scale employment and leisure development, subject to consideration of its impact;</p> <p>E. Dwellings to meet the essential need for a rural worker to live permanently at or near their place of work in the Countryside; and</p> <p>F. Rural Exception Sites.</p> <p>Proposals in categories A, B and C, proposals should be accompanied by a landscape and sustainability impact assessment. Proposals in categories D and E should be accompanied by a functional / essential need statement demonstrating justification for the proposal in terms of the permanent need to be on or near the site at most times and the particular nature and needs of such rural enterprises.”</p>	
M12	Policy FV12: Community Services and Facilities	<p>Development that would result in the loss of the following facilities will not be supported, unless it can be demonstrated that:</p> <p>A. it is no longer viable; and</p> <p>B. it is no longer needed by the local community; and</p> <p>C. it is not needed for any other community use or that the facility is being replaced by equivalent or better provision in terms of quantity, quality and location:</p>	<p>Amend the policy to read: “Development that would result in the loss of the following community facilities will not be supported, unless it can be demonstrated that:</p> <p>A. it is no longer needed by the local community; and</p> <p>B. it is not needed for any other community use or that the facility is being replaced by equivalent or better provision in terms of quantity, quality and location: Croft Primary School</p>	<p>Accept. To be more positively worded and to differentiate between public-owned and private-owned facilities.</p>

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		<p>Croft Primary School Croft Recreation Ground and pavilion Croft Co-op Croft Convenience Store and Post Office Heathcote Arms PH, Croft Huncote Community Primary School The Red Lion PH, Huncote Huncote Recreation Ground Spar convenience store with Post Office, Huncote The Pavilion, Huncote Huncote Community Library All Saints Church of England Primary School, Sapcote Red Lion PH, Sapcote Sapcote Recreation Ground Sapcote Post Office and newsagents Sapcote Community Library Sharnford Church of England Primary School Evergreen Hall and GP Surgery, Sharnford Sharnford Recreation Ground Stoney Stanton Medical Centre Stoney Stanton Community Library Manorfield Church of England Primary School, Stoney Stanton Stoney Stanton Village Community Hall Stoney Stanton Post Office Thurlaston Church of England Primary School</p>	<p>Croft Recreation Ground and pavilion Huncote Community Primary School Huncote Recreation Ground The Pavilion, Huncote Huncote Community Library All Saints Church of England Primary School, Sapcote Sapcote Recreation Ground Sapcote Community Library Sharnford Church of England Primary School Evergreen Hall and GP Surgery, Sharnford Sharnford Recreation Ground Stoney Stanton Medical Centre Stoney Stanton Community Library Manorfield Church of England Primary School, Stoney Stanton Stoney Stanton Village Community Hall Thurlaston Church of England Primary School Thurlaston Village Hall Development that would result in the loss of the following commercial facilities will not be supported, unless it can be demonstrated that it is no longer viable. Development proposals should be supported by a market report prepared by a suitably qualified and experienced valuer to indicate whether there is commercial interest in the property for any existing permitted uses, sufficient to provide an adequate market return at an appropriate benchmark land value having regard to comparable market value evidence for such uses in the market area. Such</p>	

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		<p>Thurlaston Village Hall Poachers Bistro, Thurlaston Thurlaston Rural Garden Centre The Elephant & Castle PH, Thurlaston</p>	<p>market reports should cover a period of not less than 9 months, include all expressions of interest made during the marketing period and demonstrating that the property has been freely exposed to the market during that entire period. The market report should provide an assessment of all offers and expressions of interest received up to the date of the conclusion of the market report. The market report should include a redacted version for reasons of commercial confidentiality for consultation purposes. The applicant would be expected to fund the full costs of a peer review of the market report to assess its veracity, undertaken by an independent valuer selected by the local planning authority at its discretion to assist its consideration of the proposal prior to determination.</p> <p>Croft Co-op Croft Convenience Store and Post Office Heathcote Arms PH, Croft The Red Lion PH, Huncote Spar convenience store with Post Office, Huncote Stoney Stanton Post Office PH, Sapcote Spar convenience store with Post Office, Huncote Red Lion PH, Sapcote Sapcote Post Office and newsagents Stoney Stanton Post Office Poachers Bistro, Thurlaston</p>	

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
			Thurlaston Rural Garden Centre The Elephant & Castle PH, Thurlaston”	
M13	Policy FV13: GP Services	Developer contributions for improved healthcare provision arising from new development in the Fosse Villages will be directed to: <ul style="list-style-type: none"> A. The improvement or remodelling of Stoney Stanton GP Practice; B. The expansion or creation of new remote surgeries in the Fosse Villages area; and C. Improved bus services between the proposed development and local healthcare services. 	Delete the policy and supporting text.	Accept. Policy does not conform to national or local strategic planning policy.
M14	Policy FV15: Stoney Stanton Cemetery	A broad area of search has been identified for the development of a new cemetery between Hinckley Road and Station Road, Stoney Stanton. The development of a new cemetery will have regard to: <ul style="list-style-type: none"> A. Ground conditions; B. Drainage; C. Archaeology; D. Ecology; and E. Underground services 	Amend the policy to read: “A broad area of search has been identified for the development of a new cemetery between Hinckley Road and Station Road, Stoney Stanton. Development proposals for a new cemetery will have regard to the current guidance for the time being, issued by the Environment Agency concerning Cemeteries and burials, groundwater risk assessments and Cemeteries and burials, and prevent groundwater pollution in addition to providing further information regarding likely environmental impact and proposed mitigation, as appropriate relating to: <ul style="list-style-type: none"> A. Ground conditions; B. Drainage; C. Archaeology; 	Accept. To cross-reference to guidance produced by the Environment Agency.

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
			D. Ecology; and E. Underground services”	
M15	Policy FV16: Infrastructure	<p>New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:</p> <ul style="list-style-type: none"> A. The provision of additional school places at local primary schools within the Fosse Villages area and secondary schools arising from the development; B. The provision of new or improved community centre facilities; C. The improvement of healthcare provision in accordance with Policy FV13; D. The improvement or remodelling of Community Libraries within the Fosse Villages area; and E. The improvement or remodelling of sports and recreation provision in the Fosse Villages. <p>Contributions will be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary. To ensure the viability of housing development, the costs of the Plan’s requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.</p>	Delete policy and supporting text.	Accept. Lack of evidence and does not conform to local strategic planning policy.

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
M16	Policy FV17: Housing Mix	New housing development shall provide for a mix of housing types that will be informed by the most up to date evidence of housing need, unless such an approach would make a scheme unviable. In demonstrating housing need, consideration will be given to supporting evidence provided by an applicant. Applicants for development of 10 or more dwellings will need to demonstrate how their proposals will meet the needs of older households and the need for smaller, low-cost homes.	Amend policy to read: “Proposals for new housing providing for a mix of housing types informed by and reflecting the most up to date evidence of housing need will be supported. In demonstrating housing need, consideration will be given to supporting evidence provided by an applicant together with other salient planning matters. Proposals for development of 10 or more dwellings will need to demonstrate how the proposed mix will meet the needs of older households and the need for smaller, low-cost homes.”	Accept. To conform to local planning policy.
M17	Policy FV18: Affordable Housing	Affordable housing will be permitted on rural exception sites within or adjoining the Limits to Development where the development is demonstrated to meet an identified local need for affordable housing that will not otherwise be met. All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to the local parish (i.e. including living, working or with close family ties in the Parish). If there are no households fulfilling these criteria in the parish, then people with a local connection to other places within the Fosse Villages will be given priority.	Amend the policy title to “Rural Exception Sites and Affordable Housing” and the policy text to: “Affordable housing will be supported on rural exception sites within or adjoining the Limits to Built Development where the proposed development is demonstrated to meet an identified local need for affordable housing that would not otherwise be met. All affordable housing proposals on rural exception sites will be subject to a planning obligation: <ol style="list-style-type: none"> 1) to ensure that the dwellings remain in affordable housing tenure in perpetuity and; 2) on first occupation, dwellings are allocated to households with a local connection including living, working or with close family ties to the host Parish. If subsequent to the first occupation there are no households fulfilling these criteria 	Accept. To conform to local planning policy.

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
			in the parish, then households in need of affordable housing and with a local connection to other places within the Fosse Villages Neighbourhood Area will be given priority.”	
M18	Policy FV19: Croft Quarry	<p>Employment development (uses falling within class B of the Use Classes Order including offices (B1) manufacturing (B2) and small-scale warehousing and distribution (B8)) at the cement area at Croft Quarry, as defined on the Policies Map is supported provided:</p> <ol style="list-style-type: none"> 1. the only vehicular access is Marion’s Way; 2. development should demonstrate appreciation of the surrounding historic environment through sensitive and responsive design; 3. a site-specific flood risk assessment should be undertaken prior to development; and 4. the potential for multifunctional green infrastructure networks and significant long-term positive effects should be maximised. 	<p>Amend policy text to: “Proposals for employment development (uses falling within class B of the Use Classes Order including offices (B1) manufacturing (B2) and small-scale warehousing and distribution (B8)) at the cement area at Croft Quarry, as defined on the Croft Inset Policies Map, is supported provided:</p> <ol style="list-style-type: none"> 1. the only vehicular access is from Marion’s Way; 2. development should demonstrate appreciation of the surrounding historic environment through sensitive and responsive design; 3. a site-specific flood risk assessment should be undertaken and submitted with the planning application; and 4. the potential for multifunctional green infrastructure networks and significant long-term positive effects should be maximised.” 	Accept. For clarity and to take into account guidance produced by the Environment Agency in relation to flood risk.
M19	Policy FV20: Employment Areas	The following Employment Area, as defined on the Policies Map, will be safeguarded for employment development (uses falling within class B of the Use Classes Order including offices (B1) manufacturing (B2) and small-scale warehousing and	Amend policy text to: “All of the Employment Areas listed below and as defined on the FVNP Inset Policies Maps, will be safeguarded for employment development (uses falling within class B of the Use Classes Order including offices (B1) manufacturing (B2) and small-scale	Accept. To conform to local strategic planning policy.

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		<p>distribution (B8)). The expansion of existing businesses and new employment development within Employment Areas will be supported:</p> <p>EC1 Winston Avenue, Croft EC2 Riverside Court, Croft EH1 Elms Farm Industrial Estate, Huncote EH2 Green's Lodge Farm, Huncote EPM1 Dovecote Court Business Park, Potters Marston ESH Haulage Site, Aston Lane, Sharnford ESS1 Foxbank Industrial Estate, Stoney Stanton ESS2 Highfields Farm Enterprise Centre, Stoney Stanton ESS3 Calor gas Centre, Stoney Stanton ET1 Sawmill, Thurlaston</p>	<p>warehousing and distribution (B8)). Development proposals in the Employment Areas located within the Limits to Built Development conforming to Policy DM1 of the Delivery DPD comprising:</p> <p>EC1 Winston Avenue, Croft; EC2 Riverside Court, Croft; ESH Haulage site, Aston Lane, Sharnford; ESS1 Foxbank Industrial Estate, Stoney Stanton; and ESS2 Highfields Farm Enterprise Centre, Stoney Stanton, will be supported.</p> <p>Development proposals in the Employment Areas located beyond the Limits to Built Development, conforming to Policy DM2 of the Delivery DPD comprising:</p> <p>EH1 Elms Farm Industrial Estate, Huncote; EH2 Green's Lodge Farm, Huncote; EPM1 Dovecote Court Business Park, Potters Marston; ESS3 Calor gas Centre, Stoney Stanton; and ET1 Sawmill, Thurlaston will be supported."</p>	
M20	Policy FV21: Rural Economy	<p>The sustainable growth and expansion of all types of business and enterprise in the Countryside (land outside Limits to Development as defined on the Policies Map) through the conversion of existing buildings and well-designed new buildings will be supported where the development:</p> <p>A. Is in keeping with the scale, form and character of its surroundings;</p>	Delete policy and supporting text.	Accept. The policy does not conform to local strategic planning policy and conflicts with policy FV20: Employment Areas (if the

Reference number	Policy	Submission Draft Policy Text	Suggested Modification	Action to be taken and reason for modification
		B. Does not generate significant additional traffic through the Fosse Villages; and C. Has safe and suitable access to the site for all people.		proposed modifications are accepted).
M21	Policy FV23: Aston Firs	New sites or the extension or intensification of existing sites at Aston Firs, whether for Gypsies and Travellers or other households, will not be supported.	Amend policy text to: "Development proposals for new sites or the extension or intensification of existing sites at Aston Firs, whether for Gypsies and Travellers or other households, will not be supported."	Accept. For clarity.