

FOSSE VILLAGES NEIGHBOURHOOD DEVELOPMENT PLAN JOINT WORKING BOARD

1 October 2013

Interim Housing Provision Policy Statement

Project Manager's Report

1. Purpose of Report

- 1.1. To provide Members of the Joint Working Board with an opportunity to approve the housing provision for each of the Fosse Villages.

2. Recommendation

The Joint Working Board is recommended to approve the Interim Housing Provision Policy Statement (Appendix 2).

3. Matters for Consideration

- 3.1. At its meeting of 4 June 2013, the Joint Working Board agreed a Draft Interim Housing Provision Policy Statement for the purposes of consultation. The Interim Housing Provision Statement was subsequently published for consultation for a period of 6 weeks that ran from 7 July 2013 to 19 August 2013. The Fosse Village parish council and meetings were consulted together with Leicestershire County Council, Blaby District Council, District Councillors, the County Councillor, Department for Communities and Local Government, Environment Agency, English Heritage, Natural England, Leicestershire and Rutland Wildlife Trust, Highways Agency, Leicestershire and Rutland Rural Community Council, local primary and secondary schools, local GPs, NHS Leicestershire County and Rutland, Hinckley & Bosworth Borough Council, Harborough District Council, Rugby Borough Council, Warwickshire County Council, adjoining parish councils, Narborough Parish Council, Kilby Parish Council, Leicestershire Police, Network Rail, East Midlands Trains, relevant electricity and gas companies, relevant sewerage and water undertakers, faith groups, local businesses, East Midlands Housing Association, Federation of Small Businesses, Sport England, housebuilders, land agents, Country Landowners Association, NFU, Andrew Robathan MP and various community groups. The Statement was also made available on the Fosse Villages website.
- 3.2. Representations were received from:
 - Bidwells on behalf of David Wilson Homes East Midlands
 - Blaby District Council
 - Croft Parish Council
 - English Heritage
 - Highways Agency

- Leicestershire Police
- Marrons on behalf of Westleigh Developments
- Natural England
- NHS England (Leicestershire and Lincolnshire Area)
- Sport England

3.3. These representations are summarised at Appendix 1 together with the full representations from Blaby District Council, David Wilson Homes and Westleigh Developments. Each representation has been considered and changes to the Statement recommended where appropriate.

3.4. The revised Interim Statement is set out at Appendix 2 with revisions marked. The Statement identifies a suitable housing allocation for each of the Fosse Villages, having regard to the adopted Core Strategy, the latest housing land supply information, the Blaby Strategic Housing Land Availability Assessment and representations made during consultation. This statement will guide the preparation of the Fosse Villages Neighbourhood Plan, and the housing site identification process in particular.

3.5. It should be noted that further revisions may be necessary, especially if the planning application for 67 dwellings at land off Denman Lane, Huncote is allowed on appeal.

Appendix 1: Housing Supply April 2013

Representor	Summary of Representation	Comment	Proposed Change
<p>Bidwells on behalf of David Wilson Homes East Midlands</p>	<p>We strongly object that the Draft Interim Housing Provision Policy Statement would help guide development management decisions within Blaby District Council. The Policy Statement fails to conform to national or district planning policy and as such would hold no weight in the determination of planning applications. The recently adopted Blaby District Local Plan (Core Strategy) clearly established that the housing numbers for the Medium Central Villages and the Smaller Villages should not be disaggregated by each settlement. Rather, sustainable locations for development should be allowed to come forward. With specific reference to Sapcote, it is therefore inappropriate to state that the balance required is '0'. The Local Plan (Core Strategy) finds that the remaining balance for the Medium Central Villages of 259 dwellings is considered a suitable measure of requirement. It is however important to note that this is a minimum requirement and additional housing may come forward through the planning process. The approach used by the Draft Interim Housing Provision is therefore not considered to be a policy compliant approach.</p>	<p>The Interim Housing Provision Statement is in conformity with the Blaby Core Strategy as it provides for at least the number of houses required by Policy CS5. The Statement is a material consideration in the determination of planning applications although the weight to be attached to it is a matter of judgement for the decision taker. Policy CS5 does not say that the housing provision should not be disaggregated to individual settlements. Notwithstanding, there has been no objection to the planning application for 90 dwellings at Grace Road, Sapcote (Ref: 13/0592/1/PX) from Sapcote Parish Council. Therefore, it is considered that the minimum housing provision for Sapcote be increased and the residual requirement for the other Medium Central Villages be reduced accordingly.</p>	<p>The minimum housing provision for Sapcote be increased by 90dw. The residual housing requirement for the Medium Central Villages be reduced by 90dw (to be met by Cosby and Littlethorpe).</p>

Representor	Summary of Representation	Comment	Proposed Change
Blaby District Council	<p>The Interim Housing Provision Statement (July 2013) represents positive progress in the production of the Fosse Villages Neighbourhood Plan.</p> <p>The minimum requirements set out in this statement are considered to be in accordance with the adopted Blaby District Local Plan (Core Strategy) (2013). In terms of aiding development management decisions made by Blaby District Council, once this statement is adopted by the Fosse Villages Neighbourhood Plan group, it can be submitted as a response to planning application consultations, when relevant. However, it must be noted that this statement can only carry limited weight.</p>	Noted	No change
Croft Parish Council	Request an increase in the Croft Housing number to 45	It is considered that the minimum housing provision for Croft be increased in accordance with the Parish Council's wishes. The residual requirement for the other Medium Central Villages be reduced accordingly.	The minimum housing provision for Croft be increased by 15dw. The residual housing requirement for the Medium Central Villages be reduced by 15dw (to be met by Cosby and Littlethorpe).
English Heritage	We have no detailed comments to make on this, at this time. Future site allocations within these areas will need to take into account historic environment attributes, including heritage assets. We are happy to provide further advice on these as allocations are identified.	Noted	No change

Representor	Summary of Representation	Comment	Proposed Change
Highways Agency	<p>Given the location of the Fosse Villages and the scale of proposed the housing provision, it is not anticipated the proposal will have a significant impact on the strategic road network and in particular the A5, M1 and M69. Therefore under the circumstance the Highways Agency have no specific comments to make.</p>	Noted	No change
Leicestershire Police	<p>The Neighbourhood Plan should conform to the Councils Core Strategy and Police were fully involved in the preparation of this and supported it through Examination. Policies therein and the content of the accompanying Infrastructure Plan seek to keep Policing infrastructures in step with growth planned across the borough in the years to come.</p> <p>Growth of the scale you are allocating is unlikely to attract Police s106 contribution requests.</p>	Noted	No change

Representor	Summary of Representation	Comment	Proposed Change
Marrons on behalf of Westleigh Developments	<p>The Draft Statement cannot be given any significant weight in development management decisions made by Blaby District Council.</p> <p>As currently drafted the Draft Statement appears to attempt to restrict additional residential development in the Medium Central Villages within the Neighbourhood Area. Such an approach is inconsistent with the Core Strategy and with the NPPF.</p> <p>In the event that the Draft Statement does not attempt to restrict residential development within the Medium Central Villages (or Smaller Villages), it could be considered to be consistent with the Core Strategy and the NPPF although its lack of status would still dictate that it could not be given any significant weight in development management control decisions.</p>	<p>The Interim Housing Provision Statement is in conformity with the Blaby Core Strategy as it provides for at least the number of houses required by Policy CS5. The Statement is a material consideration in the determination of planning applications although the weight to be attached to it is a matter of judgement for the decision taker.</p> <p>A planning application for 67 dwellings, associated infrastructure, open space and landscaping at land off Denman Lane, Huncote (Ref: 12/0138/1/OX) was refused by Blaby District Council and an appeal has been lodged.</p> <p>Huncote is not considered to be a suitable location for further large-scale housing development due to its limited services and facilities and poor transport infrastructure.</p>	No change
Natural England	<p>Thank you for consulting Natural England on the housing provision statement for the Fosse villages. We do not have any comments on the proposed housing figures but we would be pleased to offer advice when there are site specific proposals to consider.</p>	Noted	No change

Representor	Summary of Representation	Comment	Proposed Change
NHS England (Leicestershire and Lincolnshire Area)	<p>With the exception of Sapcote and Sharnford, there is no GP surgery located in the villages listed above and therefore the growth in these villages will impact on the GP practices in Narborough, Broughton Astley and Stoney Stanton which in turn will already need to manage the proposed growth in the immediate vicinity of each surgery.</p> <p>The Stoney Stanton GP practice is in the process of identifying how it can expand its surgery facility based on the population growth from past and current housing approvals. However, neither the Narborough nor Broughton Astley practice is able to expand further on their existing site. The Limes Medical Practice at Narborough has identified some small scale internal reconfiguration to expand capacity but the Broughton Astley practice has identified significant issues managing any growth.</p>	Noted	No change
Sport England	No comment	Noted	No change

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Fosse Villages Neighbourhood Plan: Draft Interim Housing Provision Policy Statement

On behalf of David Wilson Homes East Midlands

On behalf of our clients, David Wilson Homes East Midlands, we welcome this opportunity to comment on the Fosse Villages Neighbourhood Plan Draft Interim Housing Provision Policy Statement.

David Wilson Homes owns a parcel of land to the north east of Sapcote adjacent to Grace Road. We have included a plan detailing our clients land ownership. A full planning application has been submitted to Blaby District Council for the provision of 90 dwellings and associated development (Application Reference: 13/0592/1/PX) in addition to an outline planning application for a new Scout Group facility (Application Reference: 13/0602/1/OX). Prior to submission, the proposed development was presented to both Sapcote Parish Council and local residents at two public displays of plans.

This site is considered deliverable in accordance with footnote 11 of the National Planning Policy Framework (The Framework) as it is available now, in a suitable location for development and realistic in terms of delivering residential development. Furthermore, the site is considered to be in a sustainable location in terms of its access to existing services and facilities. We therefore believe that this site should be brought forward to help Blaby District Council achieve their housing requirement.

Assessment of the Draft Interim Housing Provision Policy Statement against the Adopted Development Plan

During the examination process of the recently adopted Blaby Local Plan (Core Strategy), the Inspector removed the individual targets for the Medium Central Villages and the Smaller Central Villages and replaced them with a combined housing target of 815 for the Medium Central Villages and 80 for the Smaller Central Villages over the plan period. In the Report on the Examination into the Blaby District Local Plan (Core Strategy) dated 12 February 2013, the Inspectorate states that:

"Given the relatively limited amount of additional housing land to be identified for any existing settlements, there is no need to identify specific directions for growth. This would also unnecessarily reduce flexibility."

It is also important to note that the housing targets proposed by the Local Plan (Core Strategy) are a minimum requirement. The Framework confirms a presumption in favour of sustainable development, and as such sustainable development should not be delayed in coming forward.

EG Property Advisor of the Year 2009 – Eastem Region
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The allocation of sites through the Neighbourhood Plan is supported; however it is important to note that the Neighbourhood Plan must be in conformity with the adopted development plan, including the Core Strategy. As clearly stated in the Inspector's report and reflected in the adopted version of the Local Plan (Core Strategy), the disaggregation of housing numbers throughout the Medium Central Villages and the Smaller Villages is considered inappropriate and not in conformity with the principles contained within the Framework. As such the housing targets should be set at a minimum of 815 for the Medium Central Villages and 80 for the Smaller Villages over the plan period.

Focusing on the Medium Central Villages, the Inspector confirmed that 556 dwellings have been completed, and as such there is a requirement for a minimum of 259 dwellings within the Medium Central Villages. It is therefore concluded that the Fosse Villages approach of identifying the housing requirement is contrary to the Core Strategy. The difficulty of allocating housing provision across the large area covered by the Fosse Villages Neighbourhood Plan is recognised, however the allocation must have due regard for the relevant planning policies in order to be considered in conformity with the adopted development plan.

Given the emerging status of the Allocations Development Plan Document, it is considered premature and inappropriate for the Fosse Villages Neighbourhood Plan to designate 182 dwellings to be met by Crosby and Littlethorpe and 10 dwellings to be met by Kilby. The supporting information to date does not indicate that any form of cooperation has been undertaken between the Fosse Villages Neighbourhood Plan and the surrounding villages and settlements excluded from the plan area. Without such consultation it would be inappropriate for the Fosse Villages to allocate development to neighbouring villages without the support of the adopted Blaby Local Plan (Core Strategy).

Although it is acknowledged that duplication of policies in the Allocations DPD and the Fosse Villages Neighbourhood Plan would be a waste of resources, it is vital that the Allocations DPD establishes sufficient strategic policy guidance to ensure that the parishes covered by the Neighbourhood Plan are guided by a clear policy framework.

It is vital that the Allocations DPD meets the requirements of Paragraph 14 of the National Planning Policy Framework which states that local planning authorities should positively seek opportunities to meet the development needs of their areas. In addition, paragraphs 47 and 159 of the Framework should be considered; these require the clear identification of land for housing development.

It is acknowledged that the identification of housing numbers is an important first step to the allocation of development land. The Draft Interim Housing Provision Policy Statement is however considered to be contrary to development plan of Blaby District Council. Work should instead concentrate on planning positively for development within the district. The provision of the Neighbourhood plan should come forward in unison with the Site Allocations DPD currently being prepared by Blaby District Council.

Blaby District Council Performance Review

In provisional figures prepared by the Government, Blaby District Council has been identified nationally as consistently underperforming by failing to meet the targets set in relation to speed and quality of planning decisions. The National Planning Policy Statement states for the authorities that consistently underperform, provisions will be made to enable planning decisions to be made by central government. Although it is yet to be confirmed that Blaby will be amongst the poorest performing councils in England, the provision of clear planning policy guidance will enable sustainable development to come forward in a timely manner.

Recent Case Law

David Wilson Homes have recently won an appeal against Blaby District Council for land at Springwell Lane, Whetstone, Leicestershire (Appeal Reference APP/T2405/A/13/2193758). The development proposed up to 150 dwellings and parkland with associated access, infrastructure and landscaping. One of the main issues

of the appeal was the presumption in favour of sustainable development. The Inspector considered Whetstone to be a sustainable location given the school, shops, recreational areas etc. In this respect, Sapcote is considered to have a similar level of facilities relative to its size of the settlement and the application site is within close proximity to these facilities. Furthermore the Inspector identified a significant undersupply of affordable housing; the submitted application seeks to provide 25% affordable housing, in a range of house types and tenures; it is therefore considered at Sapcote to be in accordance with paragraph 47 of the National Planning Policy Framework.

Paragraph 26 states that the 30% above Core Strategy requirement is not excessive. The provision of the additional housing in a sustainable location would help address the previous shortfall and is consistent with the government's objective to significantly boost the supply of housing.

Conclusion

The recent appeal decision at Whetstone highlights the importance of the provision of sustainable development. The Inspector states that in order to be consistent with the balance that is required within the National Planning Policy Framework; appropriate sustainable development should come forward without delay.

We strongly object that the Draft Interim Housing Provision Policy Statement would help guide development management decisions within Blaby District Council. The Policy Statement fails to conform to national or district planning policy and as such would hold no weight in the determination of planning applications.

The recently adopted Blaby District Local Plan (Core Strategy) clearly established that the housing numbers for the Medium Central Villages and the Smaller Villages should not be disaggregated by each settlement. Rather, sustainable locations for development should be allowed to come forward. With specific reference to Sapcote, it is therefore inappropriate to state that the balance required is '0'. The Local Plan (Core Strategy) finds that the remaining balance for the Medium Central Villages of 259 dwellings is considered a suitable measure of requirement. It is however important to note that this is a minimum requirement and additional housing may come forward through the planning process. The approach used by the Draft Interim Housing Provision is therefore not considered to be a policy compliant approach.

We welcome this opportunity to comment and would be grateful if you could acknowledge receipt of these representations made on behalf of David Wilson Homes East Midlands to the Fosse Villages Neighbourhood Plan Draft Interim Housing Provision Policy Statement. We look forward to seeing the progression of the Neighbourhood Plan through to adoption and would greatly welcome further opportunities to comment on the emerging Plan.

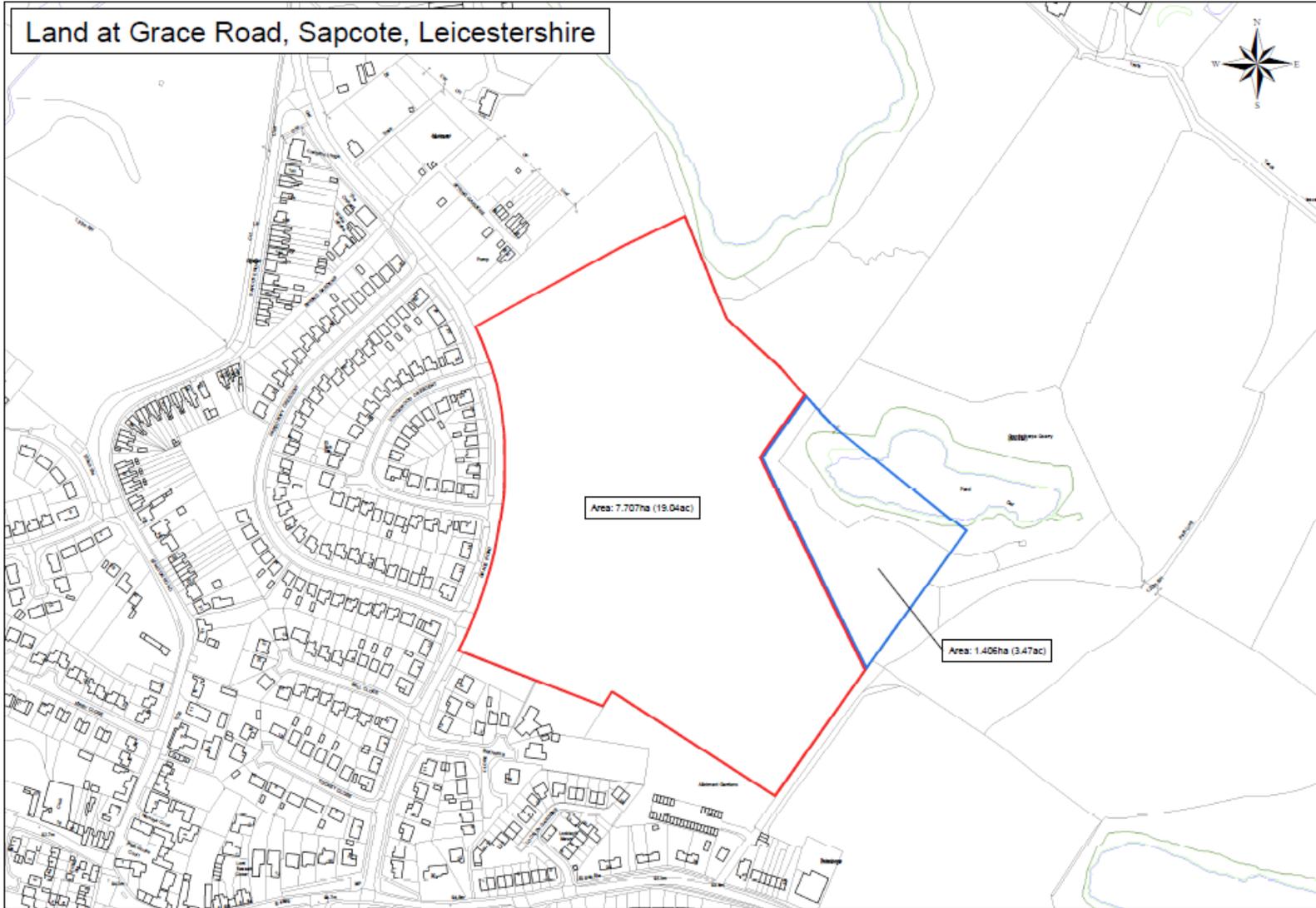
Yours sincerely



Chloe Renner MRTPI
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Encl: Site Location Plan for Land off Grace Road, Sapcote

Land at Grace Road, Sapcote, Leicestershire



Fosse Villages Neighbourhood Plan
Draft Interim Housing Provision Policy Statement

Blaby District Council considers the distribution of housing between the Fosse Villages as set out in the Interim Housing Provision Statement (July 2013) as positive progress in the production of the Fosse Villages Neighbourhood Plan. The distribution, as set out in this statement, gives the minimum housing requirements for the settlements in the Fosse Villages area and therefore provides a basis to enable housing allocations for the villages to be decided through the Neighbourhood Plan.

The minimum requirements set out in this statement are considered to be in accordance with the adopted Blaby District Local Plan (Core Strategy) (2013).

As point 6 of the covering text to the interim statement points out, Blaby District Council considers the primary purpose of this will be to 'guide the selection of housing sites in villages through the preparation of the Fosse Villages Neighbourhood Plan'. In terms of aiding development management decisions made by Blaby District Council, once this statement is adopted by the Fosse Villages Neighbourhood Plan group, it can be submitted as a response to planning application consultations, when relevant. However, it must be noted that this statement can only carry limited weight until such time as the housing distribution within it forms part of an adopted Neighbourhood Plan (in accordance with paragraph 216 of the NPPF).

**TOWN AND COUNTRY PLANNING ACT 1990
NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012**

**REPRESENTATIONS
FOSSE VILLAGES NEIGHBOURHOOD PLAN – DRAFT INTERIM
HOUSING PROVISION POLICY STATEMENT**

WESTLEIGH DEVELOPMENTS LIMITED

AUGUST 2013

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1. Introduction

1.1 We are instructed by Westleigh Developments Limited to submit these representations pursuant to the Fosse Villages Neighbourhood Plan: Draft Interim Housing Provision Statement July 2013 (“the Draft Statement”) published by the Fosse Villages Neighbourhood Plan Group for formal representations.

1.2 The Draft Statement seeks to provide a guide to selection of housing sites in villages that form part of the Fosse Villages Neighbourhood Plan Area (“the Neighbourhood Area”) and to help development management decisions made by Blaby District Council (paragraph 6 of the Draft Statement). It identifies that the minimum housing provision for each village (taken from the Blaby Core Strategy) will be met by the allocation of suitable sites in the anticipated Fosse Villages Neighbourhood Plan (“the Neighbourhood Plan”). However, it states in a ‘Note’ that the residual housing requirement for the Medium Central Villages within the Blaby Local Plan (Core Strategy) (“the Core Strategy”) will be met by Cosby and Littlethorpe.

1.3 For the reasons given below it is submitted that the Interim Housing Provision Statement cannot be given any significant weight as a material planning consideration in development management decisions by Blaby District Council. It is also concluded that, even if it can be given any weight in development decisions, the Draft Statement cannot restrict residential development within the Medium Central Villages of the Neighbourhood Area as such an approach would be inconsistent with the Core Strategy and the National Planning Policy Framework (“NPPF”).

2. Legal Status of Document

Regulations 2012 (“the Regulations”) which permit the publication of an Interim Statement prior to formal adoption of a Neighbourhood Plan. In fact, the very basic principles behind Neighbourhood Planning, including the requirement for it to be subject to independent examination and to a referendum, are inconsistent with the publication of Interim Statements.

2.2 Accordingly, the Draft Statement cannot be given any significant weight by Blaby District Council with regard to development management decisions.

3. Compliance with the Core Strategy

3.1 The Neighbourhood Plan must be in general conformity with the development plan including the Core Strategy.

3.2 Whilst the Core Strategy provides minimum housing targets for the Medium Central Villages (as a group) and the Smaller Villages (as a group), it is considered that the identification of minimum housing provision for each settlement in the Neighbourhood Area could be considered compliant with the Core Strategy provided it is made clear that the identification of the minimum provision does not dictate that additional housing proposals over and above that minimum provision would be resisted ie that the Draft Statement is not intending to impose a ceiling on the amount of residential development rather than setting a minimum target.

3.3 The main text of the Draft Statement appears to follow that approach. However, the ‘Note’ appears to suggest that the residual requirement for minimum housing provision in the Medium Central Villages (of 182 dwellings) will be met by Cosby and Littlethorpe which would indicate that the Draft Statement is, in fact, attempting to impose a ceiling on the residential development within the other Medium Central Villages.

- 3.4 It is noted that the disaggregation of housing provision between the Medium Central Villages was considered unsound by the Inspector pursuant to the Report on the Examination into the Core Strategy which resulted in the adopted Core Strategy grouping together housing provision for the Medium Central Villages.
- 3.5 Any attempt within the Draft Statement to limit development within Medium Central Villages on the basis that one or two settlements will take the residual requirement must therefore be considered to be contrary to the Core Strategy.
- 3.6 The inconsistency with the Core Strategy in this regard is also exacerbated by the fact that the Parishes of Cosby and Narborough and Littlethorpe do not form part of the Neighbourhood Area. The Draft Statement cannot demonstrate that it will deliver the housing required for the Medium Central Villages by the Core Strategy by stating that other parishes outside of the Neighbourhood Area will be required to deliver that housing.
- 3.7 Without Cosby Parish and Narborough and Littlethorpe Parish Councils becoming part of the Neighbourhood Area, there can be no certainty that the housing requirements of the Medium Central Villages will be delivered by the Neighbourhood Plan unless the Neighbourhood Plan accommodates the flexibility to enable additional housing to come forward within its Medium Central Villages (Croft, Huncote and Sapcote) to provide the residual requirement of 182 dwellings.
- 4. Compliance with the NPPF**
- 4.1 The overall objective of the NPPF is to support sustainable development with the emphasis on approving development proposals unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Section 6 of the NPPF requires

market and affordable housing in the relevant housing market areas. It is made clear at paragraph 49 that housing applications should be considered in the context of presumption in favour of sustainable development.

- 4.2 The restriction of additional residential development (which appears to be implied by the 'Note' to the Draft Statement) would be contrary to those aims and objectives of the NPPF.
- 4.3 Such a restriction is also considered contrary to the requirement that all plans *"should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally"* (paragraph 15) and should *"plan positively to support local development"* (paragraph 16).
- 4.4 The NPPF at paragraphs 184 and 185 sets out specific guidance on Neighbourhood Planning. Those paragraphs make clear that *"neighbourhood plans must be in general conformity with the strategic policies of the Local Plan"* and *"should not promote less development than set out in the Local Plan or undermine its strategic objectives"*.
- 4.5 As detailed above, any restriction on additional development within the Medium Central Villages within the Neighbourhood Area would be inconsistent with the Core Strategy and would promote less development than set out therein.
- 4.6 In the event that the purpose of the Draft Statement is not to restrict residential development in the Medium Central Villages it would be consistent with the NPPF. Unfortunately, as currently drafted, the 'Note' appears to seek to restrict such development.

5. Conclusions

- 5.1 It has been demonstrated that the Draft Statement cannot be given any significant weight in development management decisions made by

- 5.2 As currently drafted the Draft Statement appears to attempt to restrict additional residential development in the Medium Central Villages within the Neighbourhood Area. Such an approach is inconsistent with the Core Strategy and with the NPPF.
- 5.3 In the event that the Draft Statement does not attempt to restrict residential development within the Medium Central Villages (or Smaller Villages), it could be considered to be consistent with the Core Strategy and the NPPF although its lack of status would still dictate that it could not be given any significant weight in development management control decisions.

MARRONS
August 2013

Appendix 2:
Fosse Villages Neighbourhood Plan
Interim Housing Provision Policy Statement

Neighbourhood Plans

- 1 The 2011 Localism Act has given communities a new right to draw up a Neighbourhood Plan. This new right is aimed at giving local communities genuine opportunities to influence the future of the places where they live. Decisions on planning applications must take account of neighbourhood plans.

The Fosse Villages Neighbourhood Plan Area

- 2 The Fosse Villages Neighbourhood Plan area comprises the following 11 Parishes which are situated in the south-west part of Blaby District, Leicestershire:

Parish Councils

Croft, Elmesthorpe, Huncote, Sapcote, Sharnford, Stoney Stanton and Thurlaston

Parish Meetings

Aston Flamville, Leicester Forest West, Potters Marston and Wigston Parva

- 3 The Fosse Villages were designated as a Neighbourhood Area on 21 February 2013

Blaby Local Plan (Core Strategy)

- 4 We don't have a free hand over how the plan is prepared. It must have regard to the National Planning Policy Framework and the development plan for the area- the Blaby Local Plan (Core Strategy). Our Neighbourhood Plan will cover the same period as the Blaby Local Plan i.e. to 2029.
- 5 With the exception of Stoney Stanton, the Core Strategy contains no specific housing provision for each of the Fosse Villages. Instead, Huncote, Croft and Sapcote (including 'The Limes') are grouped with the other Medium Central Villages of Littlethorpe and Cosby. Elmesthorpe, Sharnford and Thurlaston, along with Kilby are Smaller Villages. Aston Flamville, Leicester Forest West, Potters Marston and Wigston Parva are not sustainable locations for further development.
- 6 To help guide the level of housing to be provided in each of the Fosse Villages, we have prepared this Interim Policy Statement. This will be used to guide the selection of housing sites in villages through the preparation of the Fosse Villages Neighbourhood Plan and will help development management decisions made by Blaby District Council.
- 7 In setting the housing provision we have had regard to the Core Strategy, the housing supply situation at April 2013, the availability of housing sites as set out in the Blaby Strategic

Housing Land Availability Assessment (SHLAA) and representations received during consultation on an earlier Draft version of this Statement.

Having regard to housing completions and commitments at 1 April 2013, the minimum housing provision for each of the Fosse Villages will be:

Rural Centre

	Minimum Housing Provision 2013-2029	Total built and committed (as at 1 April 2013)	Balance Required 2013-2029
Stoney Stanton	413	413	0

Medium Central Villages

	Minimum Housing Provision 2013-2029	Total built and committed (as at 1 April 2013)	Balance Required 2013-2029
Croft	77	32	45
Huncote	140	129	11
Sapcote	415	325	90

Smaller Villages

	Minimum Housing Provision 2013-2029	Total built and committed (as at 1 April 2013)	Balance Required 2013-2029
Elmesthorpe	20	11	9
Sharnford	25	11	14
Thurlaston	20	17	3

This minimum housing provision will met by the allocation of suitable sites in the Fosse Villages Neighbourhood Plan.

No further housing provision will be made in Aston Flamville, Leicester Forest West, Potters Marston or Wigston Parva.

Note

Having regard to the Blaby Local Plan (Core Strategy) Policy CS5 and housing supply at 1 April 2013, the residual housing requirement for the Medium Central Villages will be 77 dwellings to be met by Cosby and Littlethorpe. The residual housing provision for the Smaller Villages will be 10 dwellings to be met by Kilby.