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Harborough Local Plan 2025 – 2040

Submission of Further comments opposing the plan in its present form.

Respondant: C E Griffiths ref No 5118
Regulation 19 submission ref 12578
I am a resident in Scraftoft and also represent other residents as a member of
“Save Scraftoft - Core Group”

Artificial Intelligence (AI) has NOT been used in any part of this document.

INTRODUCTION

Our objections to the plan and this discussion are site specific to Scraftoft, particularly the S1 development, our comments cover two main areas listed below. However other matters touched upon are:

Matter 2 – issue 1 – para 4	The consultation with the Neighbourhood Plan
Matter 3 – issue 1 – para 3	Spatial strategy
Matter 5 – issue 2 – para 7 & 8	Area of Separation and Green Wedge

MAIN TOPICS

1. The overbuild in the Scraftoft Area and the omission of Scraftoft North from the Local Plan. (Matter 07, Matter 10, SA04 and DM04)

The following discussion will prove that we the residents of Scraftoft are being misled and bullied into accepting the increase in houses in Scraftoft.

2. The Flood Issue. (Matter 4, Matter 07, DM07 and DM08)

The following discussion will demonstrate that run off reductions of 20% (Policy ref DM08) are insufficient for this area and the photographs will show that recent floods in Cranbrook Road, Scraftoft are evidence that the allocation of houses in this area causes excessive flooding and therefore future developments in this area will fail the Sequential Test.

In addition, the flooding of Thurnby Brook that occurred in 2024, incorrect information has been produced by the JBA Flood Risk Assessment (Final Report, A1-C02, Oct. 2024) with flooding under reported.

In 2025 another Flood occurred which was after the JBA report was written, bringing into doubt the present assessment figures and HDC ability to protect against further flooding.

DISCUSSION

Firstly, the under reporting of houses and the removal of a substantial large development from the Local Plan

Since 2012 when the census revealed there were 754 properties in the Scraftoft area we have seen building developments double with very limited increase in infrastructure. Approved developments have currently increased this total to 1507 and include the following developments, but it does not include smaller one-off buildings:

Scraftoft Hall	08/00821 and 12/0197	103 properties
Persimmon	12/1330	111 properties
Davidsons	13/00558	42 properties
Jelsons	13/01201	128 properties
Jelsons	14/00669	130 properties
Bloors	14/01088	61 properties
Gladman	14/01637	178 properties

Furthermore, future developments that planning has been applied for are:

Roebuck	25/01615	130 houses
Parkers	26/474	190 houses (Phase 1 of Scraftoft North)
Scraftoft East	26/0289	950 houses

We are also aware that an application is forthcoming for phase 2 of Scraftoft North which is on the site of the existing golf course and will be in the region of 750 houses, and the plan for site S2 of 175 houses.

HDC have removed Scraftoft North from the Local Plan and included Scraftoft East, why this has happened is deceitful by HDC as they have already approved the relocation of the Golf Course to Houghton on the Hill and are in constant discussions with Parker Developments and therefore must be fully aware of the forthcoming submission of Phase 2 by Parkers Developments of up to 750 houses. This development also includes a link road through the site which will help to alleviate traffic through Scraftoft Village one way system. HDC have not robustly considered the alternative site.

The omission of Scraftoft North is deceitful, in addition HDC conducted a survey, 8th October 2026, as to whether the residents should accept the Scraftoft Parish Councils Neighbourhood Plan in which they were forced to include Scraftoft East as a site for future development, even though I have it in writing that the Parish Council are against this development. These are underhand and bullying tactics by HDC, which they should be reprimanded over.

We have attached in appendix A, a rough plan of the increase in developments in this area. You will note that the increase in households from 2012 census of 754 to the present day is 1507, this has doubled over the past 14 years. If this Local Plan is approved in its present form, then we will see a further doubling of the number of households over the next period to approximately 3500 households. This is far too excessive for the small rural village and are

creating havoc with the infrastructure, traffic build up, doctors or dentists, shops, schools etc which other more able bodies will comment upon.

We have no objection to site S2 for 175 houses as we appreciate that some development is required in the Scraftoft Area and smaller developments are more in keeping with the Rural community and is a logical extension to the present developments.

Finally, building on the site proposed for Scraftoft East has previously been refused by the Planning Inspectorate back in August 2012 (Appeal Decisions APP/F2415/A/11/2160313, APP/F2415/A/11/2163769 submitted in my regulation 19 comments) The reasons have not changed, removal of the area of separation, loss of green wedge, obstructive views from the A47 and Sedgefield Drive, all of which are contained in that report and will be commented on by other parties.

In conclusion, this plan is not sound, the residents of Scraftoft are being manipulated into accepting too many developments and Scraftoft East should be removed and replaced with the modified Scraftoft North Plan.

Appendix A – The proposed extent of buildings in the Scraftoft/ Thurnby areas.

KEY	Yellow Outline	Developments since 2012
	Blue Outline	Planning Applications already submitted
	Red Outline	Forthcoming application



Secondly the Flood Risk

The Local Plan proposes 950 houses at Scraptoft East and 130 houses at the Roebuck development. All surface water from these developments will ultimately discharge into Thurnby Brook, which does not have the capacity to accommodate this increased volume of surface water.

Recent floods in January 2024 and January 2005 have shown that this area is prone to flooding, the council may use the excuses of Melting snow, blocked drains, fallen trees, climate change but these are just excuses. The overdevelopment coupled with the changing climate have shown that the existing flood relief schemes do not work. The flood relief schemes have a limited capacity, just like the natural environment and substrate, once the system becomes saturated then the water will flow, you cannot stop it. The result being FLOODING of properties.

We have noticed in your Flood reports that flooding is expected to occur in some areas, however we have found flaws in your argument.

Section 4.4 indicates that flooding WILL OCCUR, and it particularly mentions Thurnby Brook, Station Lane, Pulford Drive and Cranbrook Road, which has already had properties flooded out and will only increase with further developments, these developments must stop.

In addition, in August 2024 the Environment Agency provided Harborough District Council with updated Flood Zones for this area and highlighted that the most notable areas impacted by the new Flood Zones, which are not currently impacted, are Pulford Drive. The report also states that the risk of flooding in this area occurs during the 3.3%, 1% and 0.1% AEP fluvial flood events in Thurnby Lodge and during the 1% and 0.1% AEP events in Scraptoft. It also states that only one property in Scraptoft and one property in Thurnby were affected by Storm Henk in January 2024. (Ref Page 39)

This statement is incorrect, in fact Storm Henk Flooding resulted in more than one property being flooded out with No 25, 23 and 17 Cranbrook Road all being affected, therefore your numbers on page 39 are false and misleading. If you visited the site you will see that No 23 and 25 are semi-detached bungalows and are on the same levels, so if one floods the other will flood.

Paving over extensive agricultural fields in this area removes the natural sponge, which incidentally is already causing issues, and any further run off will overburden local brooks, especially Thurnby Brook. The evidence is clear that HDC has not and cannot avoid surface water flooding associated with Thurnby Brook or its tributaries.

In appendix B we have attached two photographs of just what it means to be flooded out. For your information it took 6 months for No 25 to be repaired at a cost of around £75,000. In addition, the resident from No17 refused to return to the property and sold it for an amount far below the market value.

After the Flood Assessment Report was published there was another event in January 2025, resulting yet again in Cranbrook Road being flooded out, this event was even worse than Storm Henk and resulted in at least 5 properties being flooded and many more that experienced underfloor and garden flooding. Appendix C shows the extent of some flood waters. The

resident of No 25 is disabled and had to be rescued by the Fire Brigade, fortunately on this occasion no injuries or harm occurred.

This flooding twice in 12 months brings into question the flood risk assessment numbers of 3.3%, 1% and 0.1%. and again, these are misleading.

There are a number of bottle necks associated with Thurnby Brook and its tributaries, these are outdated culverts which do not have the capacity to cater with today's weather events, these brooks will need constant maintenance with periodic cleaning of debris, which does not happen, and even then, they are too small for today's weather events.

Before any allocation of houses that produce run off water into Thurnby Brook, HDC must carry out a full review of the Flood Risk Assessment which aligns itself to present realistic levels of flood water, therefore alleviating the anxiety levels of residents.

We conclude therefore that your Flood assessments are inaccurate and false. Future developments must cease in this area and a proper investigation into present day rainfall levels and fluvial flow undertaken. We have shown that surface water flooding cannot be avoided by the allocation of Houses in a development such as Scraftoft East where the topography of the land from covert lane will allow ALL surface water to eventually finish up in Thurnby Brook.

Please remove Scraftoft East from your Local Plan and replace it with the previous development Scraftoft North.

Please look at the photographs and imagine that this is your home.

Appendix B – Flooding at No 25 Cranbrook in January 2025.



Appendix C -

Flooding that occurred during January 2025

