

HARBOROUGH LOCAL PLAN EXAMINATION STAGE 2 MATTERS, ISSUES AND QUESTIONS IDENTIFIED BY THE INSPECTORS**ON BEHALF OF BLOOR HOMES (RESPONDENT 8317) – MATTER 7 LOCATING DEVELOPMENT IN THE RIGHT PLACE****Background**

This Matter Statement is submitted on behalf of Bloor Homes, who have land interests at Scraftoft. Bloor Homes will be bringing forward the residential development at proposed Site Allocation S2 (Land at Beeby Road, Scraftoft). Bloor Homes also control further land adjacent to this proposed allocation which they are promoting for residential development (please see Appendix 2 Vision Document attached to this Matter Statement). Bloor Homes refer to their previous response to the Harborough Local Plan 2020-2041 (Regulation 19 Consultation) in April 2025 with this statement also reflecting updates since then, including additional evidence base documents produced by the Council and the Council's proposed scheduled of modifications (Appendix 1 to document HDC 2).

Bloor Homes welcome the opportunity to continue their involvement in the preparation of the Harborough Local Plan and to participate in the forthcoming Hearings.

Issue 1: Directing Development to the Right Place

Question 5. Policy AP01 criterion 4 excludes Green Wedges and Areas of Separation site allocations and existing commitments from the definition of land adjoining the existing built-up area/settlement limits. Is this approach justified by the evidence and consistent with national policy?

1. Bloor Homes supports the identification of Scraftoft as a Tier 1 Adjoining Leicester Urban Area settlement. Whilst the Plan is being examined against the NPPF (2023), since the Regulation 19 consultation in 2025, the updated NPPF (2026) now contains National Development Management Policies related to developments inside and outside settlements (Policies S4 and S5 respectively) with a definition of settlements provided. The definition includes 'land which is allocated or has permission for development which will form part of the built-up area once the development is complete.' This could make the implementation of Policy AP01 problematic in the context of the NDMPs which are now in effect.

Issue 2: Key Development Sites

Question 1. Are the following proposed residential development/mixed use and employment allocations justified, based on up-to-date evidence, effective, and consistent with national policy?

2. Bloor Homes respond in respect of site allocation reference S2: Land at Beeby Road (175 homes) (the 'Site').
3. Site S2: Land at Beeby Road benefits from a resolution to grant outline planning permission subject to a Section 106 (reference 25/00767/OUT) for the erection of up to 200 dwellings, open space, landscape, drainage and associated infrastructure works (access to be considered). The resolution to grant was resolved at Planning Committee on the 16th April 2026. It therefore post-dates the evidence base to the Plan (which was submitted for Examination on the 17th April 2026) including the Site Selection Methodology report and its associated site technical assessments at Appendix 4 (February 2025, with partial updates in February 2026) [PRE-NLP 5].
4. The principle of the allocation of the Site is considered justified (paragraph 35b) of the NPPF) based on up-to-date site-specific evidence. The capacity of the Site should however be increased to 200 dwellings, in line with the resolution to grant outline planning permission.
5. The Site is considered effective (paragraph 35c) of the NPPF) in terms of it being deliverable within the plan period, with a resolution to grant outline planning permission and the Site being in the control of a national housebuilder, Bloor Homes (with an option on the land).
6. In accordance with paragraph 69 of the NPPF, the Site is available, suitable and achievable as demonstrated by the resolution to grant outline planning permission with a willing landowner and Bloor Homes intending to build out the Site. The Section 106 agreement is being progressed.

Question 3. For each individual site (housing/employment and mixed use) please answer the following questions. The Council should address any site-specific concerns raised in representations, in addition to the questions outlined in respect of individual sites.

7. Bloor Homes respond in respect of proposed site allocation reference S2: Land at Beeby Road.

i) What is the scale, and type/mix of uses proposed? Are they clear?

8. The proposed residential use is clear. The scale of the allocation should however be increased to 200 dwellings to reflect the resolution to grant outline planning permission (25/00767/OUT).

ii) What is the basis for this mix, and is it justified?

9. The residential allocation of the site reflects the recent resolution to grant outline planning permission (25/00767/OUT). The Site is considered suitable, available and achievable for residential development as per our response to Question 1 above. Whilst not stated within the Policy S2 criterion, in relation to housing mix the draft Section 106 agreement includes delivery of 40% affordable housing in accordance with Policy HN01 of the Submission Local Plan, and condition 18 of 25/00767/OUT requires that the appearance, scale and layout reserved matters details shall reflect the latest evidence of housing need.

iii) What is the current planning status of the site in terms of planning applications, planning permissions and construction?

10. The Site benefits from a resolution to grant outline planning permission subject to a Section 106 (25/00767/OUT) for the erection of up to 200 dwellings, open space, landscape, drainage and associated infrastructure works (access to be considered), as resolved at Planning Committee on the 16th April 2026.

iv) What are the benefits that the proposed development would bring?

11. The Planning Officer report in respect of 25/00767/OUT provides an assessment of the Site and the proposed residential development, including its benefits. This is attached at Appendix 1 to this Matter Statement.
12. Benefits include the provision of much needed housing, including affordable provision; the additional active travel and sustainable transport provision; habitat creation and biodiversity net gains; provision of public open space and green infrastructure, including SuDs that reduce surface water run off rates; and the delivery of temporary local employment provision during construction.

v) How does the site relate to nearby uses? What is the potential adverse impact of developing the site, for example in terms of transport/traffic, pollution, nature conservation, landscape and impact on heritage assets? How have these been considered and how could they be mitigated?

13. The site-specific assessment commentary at Appendix 4 of the Council's Site Selection Methodology [PRE-NLP5] does not identify any overriding constraints and recommends the Site for allocation. The matters identified within the site assessment process for further consideration and potential mitigation measures as part of future planning applications have been subsequently addressed via the decision-making process for the Site e.g., heritage and archaeology and other constraints.
14. The Planning Officer report for 25/00767/OUT provides a detailed assessment of the Site and the proposed residential development, including its relationship to nearby uses, consideration of impacts and mitigation measures.
15. The Site is well located on the northern edge of Scraftoft, adjacent to existing residential development alongside Beeby Road (to the south). There is also adjoining development to the west fronting Beeby Road comprising Hall Farm. Land to the east represents agricultural fields, which are also under the control of Bloor Homes and are being promoted for further residential development adjacent to the Site (approximately 800 dwellings). Land on the west side of Beeby Road is a golf course. Land to the immediate northeast of the top corner of the site was recently granted planning permission for a crematorium and associated development (reference 24/01140/FUL). Based on the indicative Concept Masterplan for the Site under 25/00767/OUT this would not adjoin any proposed residential development, with the northern corner of the Site adjoining the proposed crematorium being laid out as a drainage pond.
16. Potential adverse impacts and any necessary mitigations have been considered in full via the decision-making process. The matters are discussed at the relevant sections of the Planning Officer report as follows:
 - transport/traffic: see section e) of the report.
 - pollution: no concerns raised by planning application consultees, including Environmental Health and LCC Waste and Minerals Authority.
 - nature conservation: see section g) of the report.
 - landscape: see section c) of the report.
 - heritage assets: see section h) of the report.
17. Conditions to the resolution to grant are set out in Appendix A of the report and relevant Section 106 contributions are set out in Appendix B.

vi) How is the site affected by flood risk? How has this been taken into account in allocating the site? How have the sequential and, if necessary, exception tests been applied?

18. The Site is in Flood Zone 1. The Site is predominantly located in an area at a 'very low' risk of surface water flooding. There are areas of 'low – high' surface water flood risk within the northeast, southwest, and along the eastern Site boundary, however the supporting information to the resolution to grant outline planning permission (Flood Risk Assessment and indicative Concept Masterplan) demonstrates locating the most vulnerable types of development (dwellings) outside of these areas is possible. This reflects the site-specific assessment commentary at Appendix 4 of the Council's Site Selection Methodology [PRE-NLP5] which refers to a sequential approach to site layout.

viii) How have the wider transport implications of the proposed development been considered?

19. The supporting Highways Addendum Report (December 2025) to 25/00767/OUT sets out the results of a Pan Regional Transport Model assessment (PRTM) and Local Junction Testing which model the impact of the development on nearby junctions. This scope was agreed with Leicestershire County Council Highways. It took account of other committed developments and undertook sensitivity testing with regards to draft allocations S1 and TB1 in relation to cumulative impacts.
20. The Highways Addendum Report concluded that the potential cumulative impacts on the highways network can be accommodated without the need for off-site mitigation. The overall cumulative impacts of the proposed development are not predicted to result in a severe impact on the highway network. This conclusion was supported by the planning consultee comments from Leicestershire County Council as the Local Highway Authority.
21. In relation to developer contributions for transport, please see the response to ix) below.

ix) What are the infrastructure requirements/costs? How would these be addressed and are they directly related to, necessary and fairly and reasonably related in scale and kind to the development? Are there physical or other constraints to development?

22. The Section 106 agreement for the resolution to grant outline planning permission is currently being progressed based upon the requested contributions set out in Appendix B of the Planning Officer report. These are in accordance with paragraph 57 of the NPPF (2023) and the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010. There are no physical or other constraints to development of the Site.

x) Is the site available, realistically viable and deliverable? What is the expected timescale, output, rate of development and is this realistic? Does the site fall within a Mineral Safeguarding Area, if so, how would this impact on the site's deliverability?

23. Yes, the Site is available, realistically viable and deliverable. It has a resolution to grant outline planning permission with a willing landowner and Bloor Homes in control of the land intending to build out the Site. The Section 106 agreement is in an advanced form.

24. The Site trajectory is identified as 50 dwellings per year for 2028/29, 2029/30, 2030/31 and 25 dwellings in 2031/32 [HDC 2- Appendices 2 and 3]. Bloor Homes support this trajectory (please also see the response to Question 1 under Site S2 below).

25. The Site does not fall within a Mineral Safeguarding Area, as clarified in the Leicestershire County Council Waste and Minerals team consultee response to the planning application (detailed within the Planning Officer report summary of consultee responses). This may warrant an amendment to criterion 4 of the site requirements.

xi) Is the boundary of the site appropriate? Is there any justification for amending the boundary, where appropriate?

26. The boundary reflects that of the resolution to grant outline planning permission for 25/00767/OUT and is therefore considered appropriate.

xii) Are there any MMs required for the Plan to be found sound?

27. The capacity of the Site should be amended to 200 dwellings as per the responses above. Please also see the responses to Question 3 under Site S2 below in relation to criteria 7 and 8.

Additional Site-Specific Questions
LEICESTER URBAN AREA

Site S2: Land at Beeby Road (175 homes) Policy SA01

Question 1. Given the size and complexity of development proposed, what is the robust evidence, having regard to the NPPF definition of deliverable, to indicate that this site will start to deliver in 2028/29?

28. The Site benefits from a resolution to grant outline planning permission (reference 25/00767/OUT) subject to a Section 106 for the erection of up to 200 dwellings with the Section 106 Agreement in an advanced form, following which an outline permission can

be issued. The principle of development has therefore been established, technical matters have been comprehensively assessed through the application process, and there are no known ownership or site control constraints that would prevent implementation.

29. Given the advanced stage of the planning process and the ability to progress reserved matters and condition discharge following the issue of the outline consent, Bloor Homes have confidence that the Site will commence delivery and contribute housing completions from 2028/29.

Question 2. How would Plan Policy SA01 S2 criterion 1b interact with Plan Policy DS05 criterion 1d and criterion 2, which requires a comprehensive approach to coordinating the provision, phasing and funding of infrastructure taking account of the cumulative and cross boundary impacts arising from the cluster of sites at Scraftoft, Thurnby and Bushby (S1, S2, TB1)? Would it be clear on the basis of evidence to date, what this site is expected to contribute?

30. Policy SA01 S2 does not have a criterion 1b; it is assumed that this question is related to the criterion that references the need for education provision at criterion 2. It is noted that the Council has proposed a Main Modification at criterion 2 to cross refer to Policy DS05.
31. The Section 106 agreement for the resolution to grant outline planning permission is currently being progressed based on the contributions set out in Appendix B of the Planning Officer report. This includes education contributions which are in accordance with paragraph 57 of the NPPF (2023) and the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations.
32. As detailed within Appendix B of the Planning Officer report, the contribution is sought to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Fernvale Primary School, St Luke's Church of England Primary School and Wigston Birkett House Community Special School or any other school within the locality of the development including a new school.
33. Flexibility is therefore provided in relation to funding a new school if appropriate. This can relate to Policy SA04 criterion 1b in terms of the requirement for a new two form primary school and Policy DS05 criterion 1d and 2 in terms of coordinating the provision of infrastructure across the sites.

Question 3. Are Policy SA01 S2 criteria 7, and 8 accurate, clear and unambiguous?

34. In relation to criteria 7, no issues in terms of amenity in relation to the proposed crematorium were raised as part of the recent planning application consultation (which post-dated the Regulation 19 consultation), including from the Council's Environmental Health team. Nevertheless, the indicative Concept Masterplan for 25/00767/OUT does not propose residential development adjacent to the crematorium.
35. In relation to criteria 8, no issues in relation to these sewage treatment works were raised as part of the recent planning application consultation, including from the Leicestershire County Council Waste and Minerals team. This was not a matter raised in the Planning Officer report. The Site allocation is approximately 1.1km from the Keynam Sewage Treatment works with the latter appearing to be relatively small scale.

Question 4. This site is close to existing development in neighbouring Leicester City. Would the Plan, including policy SA01 S2 be effective in ensuring a design approach that has regard to this existing development?

36. The Site whilst being close to existing development in neighbouring Leicester City is physically and visually connected to the existing settlement of Scraptoft and the proposed development of the Site intends to primarily respect the form and character of that settlement. This is recognised at Policy SA01 S2 criterion 1. Whilst the proposals are only in outline at present, the indicative Concept Masterplan and parameters plan show that of the 10.33ha site area, approximately 4.79 hectares will be open space, with a proposed density of 25-45 dwellings per hectare on the remaining developable area. Design matters were also considered at section b) of the Planning Officer report (as appropriate to an outline planning application).

Question 5. What is the evidence that justifies development of this site, given concerns regarding surface water flood risk? How would any risk be mitigated?

37. The Site is predominantly located in an area at a 'very low' risk of surface water flooding. There are areas of 'low – high' surface water flood risk within the northeast, southwest, and along the eastern Site boundary, however as demonstrated by the supporting information to the resolution to grant outline planning permission (Flood Risk Assessment and Concept Plan), locating the most vulnerable types of development (dwellings) outside of these areas is possible. The Lead Local Flood Authority provided no objections subject to conditions and further details being submitted at the reserved matters stage.

Question 6. What is the evidence to ensure that development of this site in accordance with Plan requirements, can be carried out whilst protecting the sensitive rural character of the locality?

38. Please see our response to Question 4 above. Matters related to design and landscape character have been considered via the decision-making process as per sections b) and c) of the Planning Officer report, demonstrating the appropriateness of the site and proposed development in respect of its location and surrounding character.

Appendix 1 25/00767/OUT - Planning Officer report

Committee Report

Applicant: Bloors Homes Limited and The Ginns Farm Partnership

Application Ref: 25/00767/OUT

Location: Land at Beeby Road, Scraftoft

Proposal: Outline application for the erection of up to 200 dwellings, open space, landscape, drainage and associated infrastructure and works (access to be considered)

Parish/Ward: Scraftoft/Thurnby and Houghton

Application Validated: 17/06/2025

Application Target date: 16/09/2025 (extension of time agreed)

Reason for Committee consideration: exceeds thresholds under the Scheme of Delegation (more than 25 dwellings proposed)

Recommendation

Planning Permission is **APPROVED** for the reasons set out in the report and subject to a S106 legal agreement and the conditions as set out in the appendices below.

1. Site & Surroundings

- 1.1 The application site is approximately 10.66ha of agricultural field located on the northern edge of Scraftoft. The site comprises two field parcels. That to the south has a regular shape, is on land generally level with a small slope down to the north, is bounded by hedgerows and part of Beeby Road to the west, and has an open aspect. The northern field is irregular-shaped and includes a sharper slope downwards to Keyham Lane beyond the north boundary. It is also bounded by hedgerows, with a small part of Beeby Road on the west boundary and all the north boundary running along Keyham Lane. Part of the site wraps around a group of buildings comprising Hall Farm and various farm conversions (4 addresses in total including one named/ "Beauty Salon"). The buildings front Beeby Road and are accessed from it but are excluded from the red line denoting the site.
- 1.2 The existing access to the site is in the northwest corner, being an agricultural access with a metal gate. Constraints on and adjacent to the site include a Tree Preservation Order tree belt touching the south east corner of the site which includes a wildlife corridor identified in the Scraftoft Neighbourhood Plan.
- 1.3 The site currently has an open aspect, with little built form to the west, north and east. A recent housing development lies to the south. Land on the west side of Beeby Road is currently a golf course, but is allocated in the current Local Plan for a large residential development ('Scraftoft North') with associated local centre, primary school, retail, community and health uses. Land to the immediate northeast of the top corner of the site was recently granted planning permission at appeal for a crematorium and associated development (reference 24/01140/FUL).

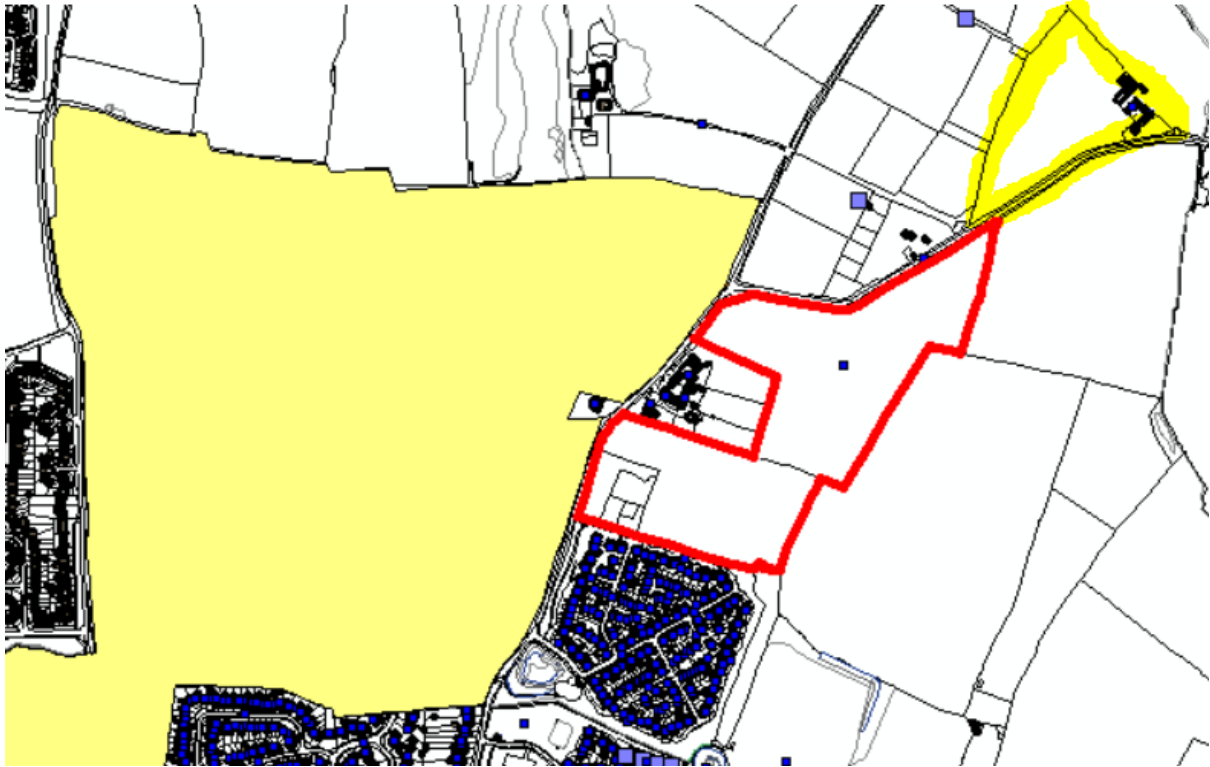


Figure 1: Uniform mapping showing site outlined in red; Scraptoft North allocation in yellow; crematorium site outlined in yellow.

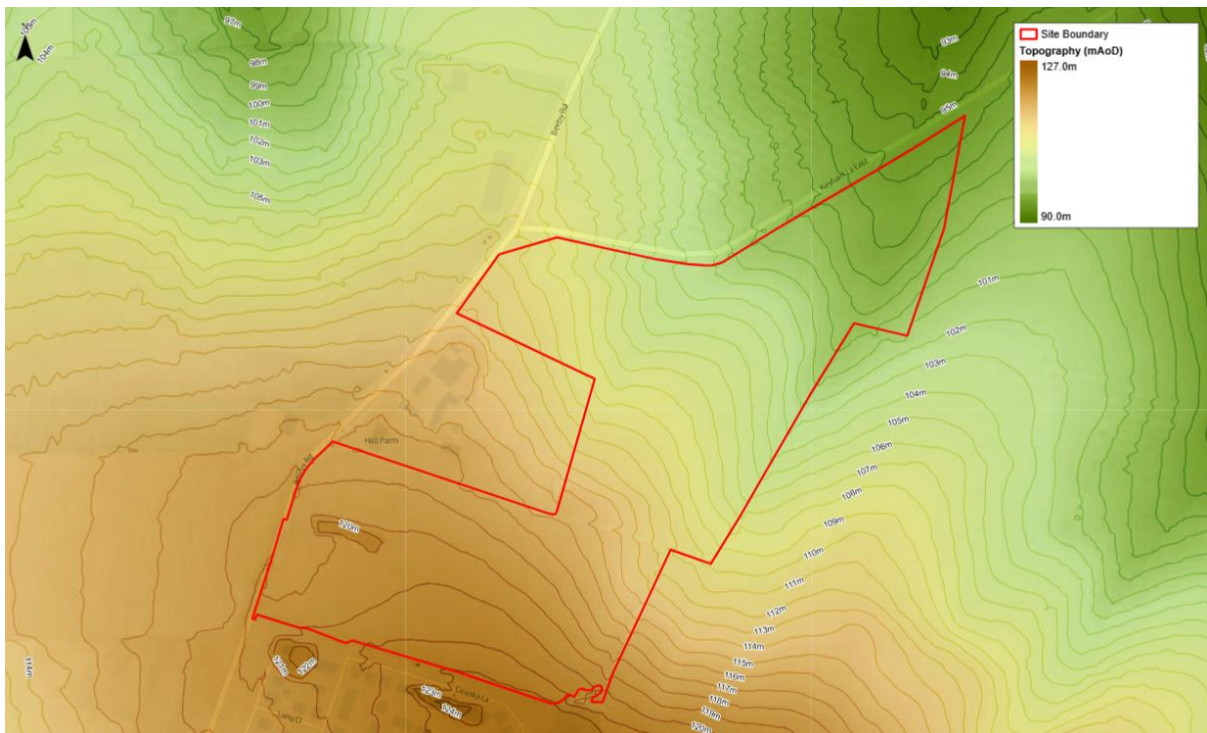


Figure 2: topography of the site (from the applicant's Flood Risk Assessment)

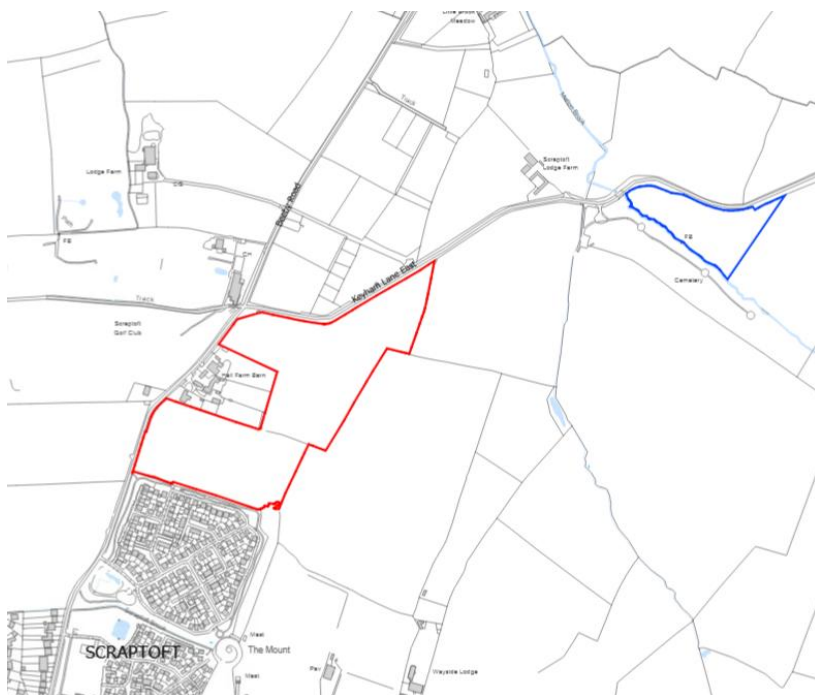


Figure 3: Site Location Plan

2. Site History

- 2.1 No planning history on the site, other than the Screening Opinion:
- 2.2 25/00430/SCR – Request for Screening Opinion in accordance with Regulation 6 the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for proposed development of up to 200 dwellings, access, open space, landscape, drainage and associated infrastructure/works – Opinion issued 13th May 2025 stating that the proposal was not EIA development and thus an Environmental Statement was not required.

3. The Application Submission

a) Summary of Proposals

- 3.1 The proposal is in outline with only access to be considered, for the erection of up to 200 residential dwellings, with associated infrastructure, open space, drainage and landscaping. Access is the only matter to be considered in detail with all other matters reserved for future consideration as Reserved Matters. This includes appearance, landscaping, layout and scale.
- 3.2 Vehicular access to the development site would be via a two-way T-Junction onto Beeby Road, as shown in Figure 22 of this report, with the existing access closed off. No vehicular access is proposed onto Keyham Lane: all the development traffic would use the single proposed access. It is intended that internal roads would be built to adoptable standards, although this is a detailed matter for consideration at Reserved Matters stage.

- 3.3 A Concept Masterplan has been provided, showing a suggested layout for the development. Parameter Plans for density, storey heights, green infrastructure, access & movement and land use set out an indicative design. Together, the plans show dwellings in the southern field spread east/west, and dwellings in the northern field spread south/north and located towards the centre of the site. Large areas of green space are concentrated at the northeastern tip (drainage pond) and northwestern corner with smaller areas of planting focussed along and adjacent to the proposed streets. 2-2.5 storey dwellings would be sited in parts of the southern field, with smaller dwellings towards the peripheries of the built form. Indicative footpath links are shown along and through the southern boundary, potentially linking to the existing footpath on the western edge of the adjoining development to the south.
- 3.4 Mandatory biodiversity gain is required. This is proposed off-site, on land within the applicant's ownership and lying approximately 356m to the east, along Keyham Lane (shown within a blue line on the site location plan)



Figure 4: Concept Masterplan

b) Pre-application discussion

- 3.5 Pre-application advice was given 7th March 2024. It included consideration of the principle of development, highways, landscape, heritage, ecology, drainage and flooding, pedestrian links and public consultation, as well as recommendations regarding EIA screening and self/custom-build housing.

4. Consultations and Representations

- 4.1 A summary of the technical consultees and representations received is set out below. Where appropriate the responses will be discussed in more detail within the main body of the report. If you wish to view the comments in full, please go to: www.harborough.gov.uk/planning
- 4.2 A summary of the technical consultee responses received is set out below. If you wish to view the comments in full, please go to: www.harborough.gov.uk/planning.

a) Statutory & Non-Statutory Consultees

Consultee	Date	Summary
<u>National Bodies</u>		
NHS (ICB)	04/07/2025	S106 contribution requested to mitigate the impact of the development on St Elizabeth Medical Centre; Bushby Surgery & Billesdon Surgery (reserving the right to agree at the finalisation of the S106 where the funding is best placed).
Severn Trent	-	No comments received
Fire Service	-	No comments received
Leicestershire Police	16/07/2025	S106 contribution requested
Environment Agency	07/07/2025	The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site. There are no other environmental constraints associated with the application site which fall within the remit of the Environment Agency. If, however, the proposal subsequently changes such that you feel that it may pose a significant environmental risk then please do not hesitate to contact us and we will be pleased to review our response.
British Horse Society	29/08/2025	No objection. The access to site from Beeby Road needs to be carefully considered to protect horses and riders as vulnerable road users; layout should include off-road 'greenway' behind the boundary hedges to allow for good connections to the PROWs near to Keyham
Active England	07/07/2025	Refer to standing advice
<u>LCC</u>		
Archaeology	04/04/2025	Initially requested pre-determination trial trenching in order to provide full comments. Following further work by the applicant including submission of a WSI, submitted a final response:
	13/02/2026	"While we would prefer the trial trenching take place to understand the impacts of the proposed development and the significance of the archaeology, as the application is in outline then there is

		enough flexibility in the scheme to ensure suitable mitigation if the trenching is undertaken prior to a reserved matters application. This mitigation could be an area of preservation in situ which would need a design solution and therefore early understanding is necessary to inform the design. Other mitigation could be excavation which would need to be undertaken in the right conditions so again early understanding is preferable. If the trenching is to be conditioned then we would expect that that the WSI would need to be amended to include the previously agreed trenches that were to take place post-consent across the areas of 'negative' archaeological response from the geophysics. Therefore if you are of the mind to approve the application, then it would be acceptable to condition further archaeological evaluative works to inform an appropriate mitigation plan prior to a reserved matters."
Ecology	Final response 22/10/2025 Additional comment 26/03/2026	No objection. No further surveys required. Habitat used or suitable to be used by protected species is being retained and the proposals abide by the mitigation hierarchy. BNG documents are acceptable and show a significant on-site gain >10%. This will need to be secured and monitored for a period of 30 years. Refer to S106 charging schedule for LCC to do this on the LPA's behalf. Conditions recommended. I would be keen to include both [the HMM and LEMP] within the conditions for the following reasons: • The HMMP will refer to the habitats that are significant on-site/off-site enhancements. It focuses specifically on the habitat type, condition, and maintenance to achieve the BNG targets. • The LEMP, however, will encompass all other site-wide ecological management, landscaping, health and safety, and public amenity. • With reference to your comment regarding potential BNG being off-site, if this did happen then there would be no management plan in place for the remaining ecology, landscaping etc on site. I do appreciate where the developer is coming from regarding the similar outcomes of each, however, it is important that all habitats etc are encompassed and this will also future proof for any changes in the future (such as changes to on-site/off-site BNG).
Lead Local Flood Authority (hereafter 'LLFA')	Final response 18/12/2025	Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 10.66ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a small area of low to high risk of surface water flooding in the southwest corner, as well as an area of 'low' risk flowing from off-site and then along the eastern boundary of the site. Within the north-eastern corner of the site there is a significant proportion within low to high surface water flood risk. The proposals seek to discharge at greenfield run-off rate of 3.45 l/s/ha, based on a contributing area of 10.66 ha, therefore the proposed discharge rate is stated to be 36.8 l/s. Notwithstanding any surface water drainage details submitted under this application, as the proposals are for outline permission,

		no specific drainage elements are fixed at this stage. As such, the LLFA would require that later reserved matters and detailed design fully comply with the new National Standards for SuDS and to any other amended local or national policy/guidance relevant at the time of submission of those details. This includes (but is not limited to) a re-assessment of discharge rates, contributing areas, attenuation scale and the retention of the first 5mm of rainfall on-site. Any departure from the standard should be fully substantiated and agreed with the LLFA. Conditions requested
Highways & Public Rights of Way	Final response 05/03/2026	The Local Highway Authority advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 116 of the National Planning Policy Framework (2024), subject to the conditions and/or planning obligations outlined in this report. <u>Site Access Arrangements</u> The access is slightly over engineered for the scale of the proposed development. Whilst not a reason for refusal it may need further discussions at the Section 278 technical design stage. <u>Speed Limit Change</u> Proposal to relocate the national/30mph speed limit terminal point and include a gateway feature is acceptable. <u>Footway Width</u> Based on the further information from the applicant the LHA would accept a slight narrowing of the footway to 1.8m over a 15m length as a reasonable compromise in these site-specific circumstances. The LHA acknowledge the proposed width is also above the minimum acceptable width of 1.5m as referred to in the Inclusive Mobility guidance issued by the Department for Transport (DfT) and it will provide a safer route for pedestrians to and from the site. Overall, the LHA is satisfied with the site access and pedestrian arrangements to serve the proposed development. The LHA has included conditions below for inclusion on the Decision Notice to secure these elements of the proposed development if planning permission is granted. <u>Highway Impact Analysis</u> The scope of the modelling including future scenarios was agreed with the LHA. <u>Strategic Modelling</u> The Area of Influence is concentrated down through Scaptoft, down Scaptoft Lane towards Leicester City centre and then dissipates by the time it gets to the Scaptoft Lane / Nursery Road junction. <u>Junction Capacity Assessments</u> 6 junctions highlighted and modelled of which 4 are in Leicestershire. The LHA agrees with the applicant's conclusion that the proposed impact of the development could not be considered severe at junctions 1 - 3. From other applications in the area the LHA are aware that there are existing capacity issues with the Station Lane / A47 Uppingham Road signal-controlled junction,

		therefore the LHA asked the applicant to include this junction in their analysis. <u>A47 Uppingham Road / Station Road</u> After further work the applicant has identified that development traffic in the 2030 scenarios is probably avoiding this junction and diverting to alternative routes e.g. Scraptoft Lane. However, as part of the sensitivity test there was no reassignment of this traffic and the results indicate that there would be a material impact at the junction and subsequently a deterioration in the performance of the junction in terms of queues and delays. Therefore, the LHA would advise the applicant that they provide a fair and proportionate Section 106 contribution towards future MOVA validation at the A47 Uppingham Road / Station Road junction. A relevant Section 106 contribution is advised below with the payment required to allow the LHA to undertake the review post occupation subject to the applicant obtaining the necessary planning permission. <u>Internal Layout</u> To be considered at the Reserved Matters stage. For the site to be suitable for adoption, the internal layout must be designed to meet Highways published standards. <u>Transport Sustainability</u> <u>Public Transport</u> The applicant has suggested a contribution to extend the existing Zone 3 Fox Connect service or alternative Digital Demand Responsive Transport (DDRT) service to include Scraptoft and serve the proposed development. The applicant has put forward a proposal to extend and fund the improvements to the service for five years. This is acceptable to the LHA, subject to a S106 to provide the contribution. <u>Travel Plan</u> The updated TP provided by the applicant is satisfactory. <u>Public Right of Way</u> No impact on footpath D27. <u>Conclusion</u> Contributions and conditions requested
Local Education Authority	02/10/2025	Request S106 contributions to mitigate the impact of the development on Fernvale Primary School, Wigston Birkett House Community Special School (Primary and Secondary SEND education) and Early Years Education (at Fernvale Primary School, a new school or other existing Early Years facilities)
Minerals and Waste LPA	07/07/2025	The site does not fall within a Mineral Safeguarding area and as such this policy will not be addressed any further. As the request of the officer, the response was further clarified: "The GIS layer indicates the consultation requirement for us as the Minerals Planning Authority to be alerted and consulted on applications which may be relevant. However, the GIS layer and the approved safeguarding maps which form part of the Local Plan, in some cases, do not align. This may be for a variety of reasons, e.g. buffers or thin mineral deposits and/or other reasons. I appreciate this not entirely helpful in this instance but may explain

		why there is an inconsistency in my written response and the metadata as provided by your GIS layer. The GIS layer represents a more expansive area upon which consultation is required.” Repeated comment that the site is not within a Minerals Safeguarding area.
Waste	02/10/2025	The nearest Household Waste and Recycling Centre to the site (Oadby HWRC) can meet the demands of the proposed development within the current site thresholds so no contribution is required on this occasion.
Libraries	02/10/2025	S106 contribution requested to mitigate the impact of the development on Thurmaston Library.
HDC		
Environmental Health	29/07/2025	No objections from a noise perspective and agree with the conclusions of the report.
Contaminated Land	-	No comments received
Community Facilities	21/07/2025	Request S106 contributions to mitigate the impact of the development on community facilities and indoor sports in the Parish of Scraftoft or locality
Waste Management	15/07/2025	Advice/recommendations regarding bin storage and layout; request S106 contribution for wheeled bins etc.
Environment Co-ordinator	08/07/2025	Information submitted is welcome but details are necessary. Further information on reducing the impact of overheating would be especially welcome.
Strategic Housing and Enabling Manager	07/07/2025	Summarised as follows: Harborough Local Plan Policy will require 40% of the 200 units to be provided as Affordable Dwellings. This equates to 80 units. We generally stipulate 60% of 80 (48 units) to be social and/or affordable rented units; and the balance of 40% (32 units) to be provided as Shared Ownership or Intermediate units.
Neighbourhood and Green Spaces officer	02/04/2025	1. The applicant has usefully provided a breakdown of the proposed onsite POS provision, which equates to: a. Natural and Semi Natural Greenspace 3.93ha (200 dw generates a requirement for 3.91ha – provided in full on site) b. Amenity grassland (Greenspace?) 0.50ha (200 dw generates a requirement of 0.41ha – provided in full on site) c. Greenways 0.22ha (200 dw generates a requirement for 0.598ha – pro rata off site sum required) d. Children and Young People 0.14 ha (200 dw generates a requirement for 0.138ha of play space (NEAP) – provided in full on site) e. Parks and Gardens – no onsite provision proposed f. Outdoor Sports Facilities - no onsite provision proposed g. Allotments - no onsite provision proposed h. Cemetery and Burial Grounds - no onsite provision proposed 2. I note that the SUDs provision is proposed to be part of the natural and seminatural greenspace and to be constructed to enhance habitat and biodiversity which is welcomed

		3. The proposed tree species and shrub species, their general locations etc are acceptable 4. A landscape management plan will be required for the development in due course 5. Play area details will be required, and the play area will need a post installation inspection by RoSPA approved inspector 6. Future management and maintenance of the onsite open space should be undertaken by either the Parish Council or the District Council. Use of Management Companies for future maintenance of open space is not preferred. I have attached the interim policy statement from the District Council. 7. The remaining on site and off site contributions are calculated below using current policy and based on the new development population of 460 persons (contributions requested, to be secured via a S106 agreement)
<u>Parish Council / Cllrs / MP / other Councils</u>		
Scraptoft	15/04/2025	Pre-empts and anticipates emerging Harborough District Local Plan; increased traffic congestion and increased occurrences of speeding; "unwarranted incursion into agricultural land and open countryside"; additional pressure on already strained village infrastructure and doesn't include a GP surgery; impact on satellite communities Keyham, Hungarton and Beeby; HDC need to take into account The Landscape Partnership's review of the crematorium proposal; view across the proposed site identified in the Scraptoft Neighbourhood Plan Review as an Important View, including for mental wellbeing and health. It also includes a Design Code of which developers should be aware; proposal would have a negative impact on the character and appearance of the countryside.
Hungarton	31/07/2025	Beyond Limits to Development of Scraptoft Neighbourhood Plan and pre-empts potential allocation in the emerging Harborough District Local Plan; will lead to further congestion of narrow local roads; "creeping suburban development extending towards the village of Keyham and threatens the character of the rural landscape of High Leicestershire"; HDC need to take into account The Landscape Partnership's review of the crematorium proposal.
Keyham Parish Meeting	19/08/2025	Conflict with the emerging Harborough District Local Plan as no infrastructure proposed; increased traffic congestion and local roads unable to cope; lack of infrastructure proposed (including green spaces); application fails to address transport implications;
Leicester City Council	-	No comments received
Charnwood Borough Council	-	No comments received

Figure 5: Consultee response summary

b) Local Community

4.3 61 letters of objection/concern received. Some addresses made multiple representation.

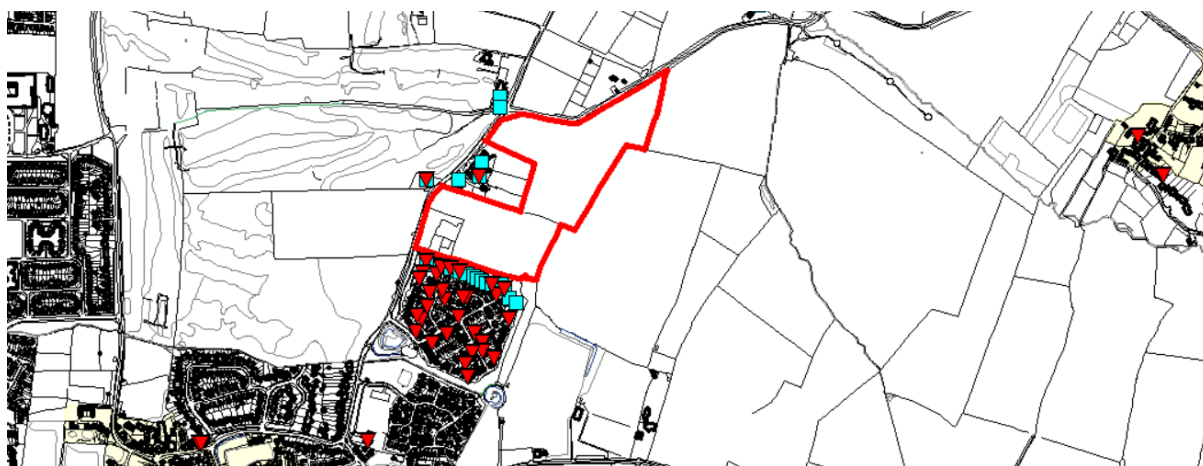


Figure 6: map showing spread of the majority of objections (red triangles)

4.4 The representation raises the following material planning concerns:

Matters of principle	Contrary to the Scraftoft Neighbourhood Plan; nearest services and facilities (including schools) are too far away from the majority of the site to allow for walking, residents will use their cars thus increasing traffic congestion; destroys “forever viable agricultural land”;
Ecology matters	Loss of habitat
Design/landscaping matters	Urbanisation of a country/rural village/landscape; scale out of keeping with the surrounding environment;
Highway matters	Increased congestion on already busy roads; lack of pedestrian, bus and cycle infrastructure; proposed access insufficient to cope with the development; increased traffic will delay emergency vehicle responses;
Drainage & flooding matters	Local roads flood so are unsuitable for more traffic from the development
Residential amenity matters	More planting/landscaping required on western boundary to mitigate impacts on existing residential dwellings eg Hall Farm Barn; increased air and noise pollution;
Climate change	Developing the site will lead to an increase in carbon gas being emitted; carbon will not be sequestered. All contrary to HDC’s Declaration of Climate Emergency 2019
Other matters	Harmful impact on local services including schools, GP surgery, nurseries; insufficient infrastructure to cope with the development; will result in loss of village character and poor community cohesion; insufficient consultation with local residents; harm to the peaceful nature of the natural burial ground; loss of green space and enjoyment of the countryside;

Figure 7: Summarised neighbour consultation responses

5. Planning Policy Considerations

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides that planning applications must be determined in accordance with the provisions of the development plan (this is the statutory presumption), unless material considerations indicate otherwise.

a) Development Plan

5.2 The Development Plan for Harborough District comprises the Harborough District Local Plan (adopted April 2019) and the Scraftoft Neighbourhood Plan (adopted

2016). The most relevant policies from the adopted development plan for consideration of this proposal are as follows:

- *Harborough Local Plan 2011 - 2031*
 - SS1 – The Spatial Strategy
 - GD1 – Achieving Sustainable Development
 - GD2 – Settlement Development
 - GD5 – Landscape character
 - GD8 – Good design in development
 - H1 – Provision of new housing
 - H2 – Affordable housing
 - H5 – Housing density, mix and standards
 - HC1 – Built heritage
 - GI2 – Open space, sport and recreation
 - GI5 – Biodiversity and geodiversity
 - CC1 – Mitigating climate change
 - CC3 – Managing floodrisk
 - CC4 – Sustainable drainage
 - IN1 – Infrastructure provision
 - IN2 – Sustainable transport
 - IN4 – Water resources and services
- *Scraptoft Neighbourhood Plan 2015 - 2028*
 - S1 – Housing Provision
 - S3 – Housing mix
 - S4 – Affordable housing
 - S5 – Landscape Protection
 - S8 – Countryside
 - S10 – Design
 - S11 – Biodiversity
 - S14 – Infrastructure
 - S16 – Parking standards

b) Statutory Duties, Material Planning Considerations and other relevant documents

5.3 Material considerations include any consideration relevant in the circumstances which has a bearing on the use or development of land.

- The National Planning Policy Framework 2024 ('the Framework'/NPPF)
- National Planning Practice Guidance
- National Design Guide
- The Leicestershire Highways Design Guide (updated December 2024)
- Harborough District Landscape Character Assessment and Landscape Capacity Study (2007)
- Harborough District Local Plan 2020 - 2041 proposed submission draft; the Council has recently approved the submission of this to the Planning Inspectorate for Examination
- Appeal reference APP/F2415/W/3373252, proposed Crematorium at Scraptoft Lodge Farm, Keyham Lane, East, Scraptoft.
- Landscape Character Assessment (LUC, August 2024)
- Landscape Sensitivity Assessment: Potential residential and employment sites, LUC, 2024

- Scraptoft Neighbourhood Plan Review (2025 – 2041); currently undergoing Reg 16 consultation, concluding 29th April 2026.
 - Planning Obligations Developer Guidance Note
 - Appeal reference APP/T2405/W/25/3365777, land off Oak Road, Littlethorpe (Blaby District Council)
 - Development Management Supplementary Planning Document (December 2021)
 - The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
 - The Self-build and Custom Housebuilding Act 2015 (as amended)
 - Harborough District Council Self-Build and Custom Housebuilding Corporate Policy
- 5.4 The Government have recently sought views on a revised National Planning Policy Framework (NPPF) and other changes to the planning system. This consultation ran from 16 December 2025 to 10 March 2026. As such, on the basis that the consultation responses have not yet been assessed and published, it is considered that the draft NPPF carries limited weight in the planning balance.

6. Officer Assessment

a) Principle of Development

- *Harborough District Local Plan*
- 6.1 Policy SS1 of the Local Plan is the Spatial Strategy for the District. It sets the settlement hierarchy for the District and identifies Scraptoft as part of the Leicester Principal Urban Area (PUA), a sustainable location for development.
- 6.2 The site adjoins the existing built form of Scraptoft and thus Policy GD2.2 is most relevant of the general development policies. This supports development in the PUA, providing that a number of criteria (a-g) are met. The first three criteria are either/or (a or b or c); the remaining criteria (d-g) must all be met.
- 6.3 Taking these in turn, Part 2.a. of the policy states that where there is no residual minimum housing requirement due to allocations, completions and commitments, only minor additional residential development will be supported. The proposal is for major development (the site area exceeds 0.5ha) and thus fails this criterion.
- 6.4 Part 2.b of GD2 supports development where it will meet an identified district-wide housing need. The Council cannot currently demonstrate a 5 year supply of housing and as the proposal is for residential development which would help to meet this need, the proposal finds support from this criterion. Criterion c is not relevant to the proposal (conversions).
- 6.5 Criterion d supports proposals where *“its scale individually or cumulatively with existing and committed development reflects the size of the settlement concerned and the level of service provision within that settlement”*. This part of the PUA is the largest area within the settlement hierarchy and has a full range of services. With the exception of the allocation at Scraptoft North (see paragraph 6.6 below), there are no Major housing developments committed within the area, although there are a number of pending applications. The representation raises concerns about the lack of a GP surgery for Scraptoft, and this has long been a desire of local residents, expressed most recently in the Scraptoft Neighbourhood Plan Review. Members will be aware of the recent refusal of a GP surgery as part of application reference 23/01499/OUT (Land adjacent to Firs Road, Houghton on the Hill), noting that approval/delivery of this may have reduced pressure on the Billesdon & Bushby Surgery. Ultimately, the provision of a new GP surgery for Scraptoft is a matter for the NHS and the ICB have

responded to consultation on this application. The proposal is considered to meet this criterion.



Figure 8: the spatial relationship between the site, Scraftoft, Keyham to the east and Leicester City to the west

- 6.6 GD2.2e permits development where *“it is physically and visually connected to and respects the form and character of the existing settlement and landscape”*. The site is physically and visually connected to the northern edge of Scraftoft. Whilst landscape impacts are considered below, it is noted that beyond the village core, Scraftoft has a somewhat disparate form, with development along ridgelines and on sloping hillsides, often with large undeveloped areas in between. Subject to further consideration of whether the proposal respects the form and character of the existing landscape, it is considered to mostly comply with this criterion.
- 6.7 The proposal as indicated on the Concept Masterplan and the supporting information, retains all natural boundaries except for the loss of a small portion of the western hedgerow which would be removed to create the access. It is thus considered to comply with GD2.2f. GD2.2g is not relevant to the proposal as it is neither within a designated Green Wedge nor within a Local Plan designated Area of Separation.
- 6.8 The proposed development is on a site which adjoins the committed built up area of part of the PUA and meets a District-wide housing need. Subject to specific consideration of whether the site respects the form and character of the existing landscape, the principle of development is considered to accord with GD2.
- 6.9 Policy H1 of the Local Plan allocates housing numbers to sustainable settlements in accordance with the settlement hierarchy of SS1. The numbers given are *“in addition to existing commitments and completions and the allowance for windfall”* with 1200 allocated to Scraftoft within an allocated Strategic Development Area. Whilst the allocation remains, the Council has disposed of the submitted planning application for the development, and this site is not proposed to be carried forward for allocation within the emerging Local Plan. For this reason and given the Council’s lack of a 5 year supply

of housing, the wording and numbers of this policy are considered out of date and officers consider the policy should attract reduced weight in the planning balance.

- 6.10 The Local Plan requires that development delivers affordable housing, with Policy H2 setting out that this should be delivered as 40% of the total number of dwellings on a site, with a tenure split of 75% affordable/social rented, 25% low-cost home ownership product. The policy includes some flexibility on the tenure split according to the latest assessment of affordable housing need. The consultation response from the Council's Strategic Housing and affordability officer reflects this, and the submission sets out the applicant's commitment to providing policy-compliant affordable housing on the site. This can be secured by the S106 legal agreement and thus officers consider that the proposal will comply with Policy H2 and Scraftoft Neighbourhood Plan policy S4.
- 6.11 Policy H4 of the Local Plan relates to specialist housing, requiring that at least 10% of dwellings on any site of 100+ dwellings should be specialist housing. The supporting text to the policy explains that this is a form of "*sheltered or extra care accommodation where the occupiers receive care and assistance of some kind, but live in self-contained dwellings and have a degree of independence*". The policy also requires that specialist accommodation should be conveniently situated in relation to local retail and community services. This goes beyond the sustainable location requirements of the Settlement Hierarchy (Local Plan policy SS1 and others) as services must not only be present, but also conveniently situated. Noting both the distance and number of road crossings between the site and the nearest services in Scraftoft, officers consider that were specialist housing to be proposed on the site, it would not meet the requirement of Local Plan H4 in terms of its convenience. In the opinion of officers, requiring this provision by condition would not meet the six tests.
- 6.12 Policy H5 requires that proposals for housing development make "efficient use of land", maximising density for the most sustainable sites. Whilst layout is a reserved matter, the submitted parameters plan and supporting information indicates that on this 10.33ha site, approximately 4.79 hectares will be open space, with a proposed density of 25-45 dwellings per hectare (dph) on the remaining developable area. The plans indicate that the development would respect the site's edge-of-countryside location, with a higher density proposed at the southern end, adjacent to the existing Bellway Homes development (an approximate density of 31.5 dph). Bearing in mind that the proposal is for "up to 200 dwellings" (so the description allows flexibility for fewer than this) and that layout, scale and appearance are reserved matters, officers judge that the proposal makes efficient use of land in accordance with policy H5.
- 6.13 H5 also requires a mix of house types that is informed by up to date evidence of housing need. Similarly, the policy requires that 4% of dwellings should meet the accessible and adaptable standards in the Building Regulations [Part M4(2) Category 2]. As the proposal is in Outline form, these details have not been provided at this stage. Conditions are recommended to ensure that the details submitted at Reserved matters stage comply with this policy.
- *Scraftoft Neighbourhood Plan*
- 6.14 The Neighbourhood Plan was adopted early 2016, with policy S1 stating that "*the minimum housing provision for Scraftoft for the period 2006 – 2028 has been met*". Housing was acceptable within defined Limits (as set out on the accompanying Policies' Map), with development outside the Limits – in the countryside – limited to "that which requires a rural location" in policy S8. A site east of Beeby Road was allocated for up to 178 dwellings having already received Planning Permission at the

time of adoption. This site is the Bellway Homes development immediately adjacent and to the south of the proposed site.

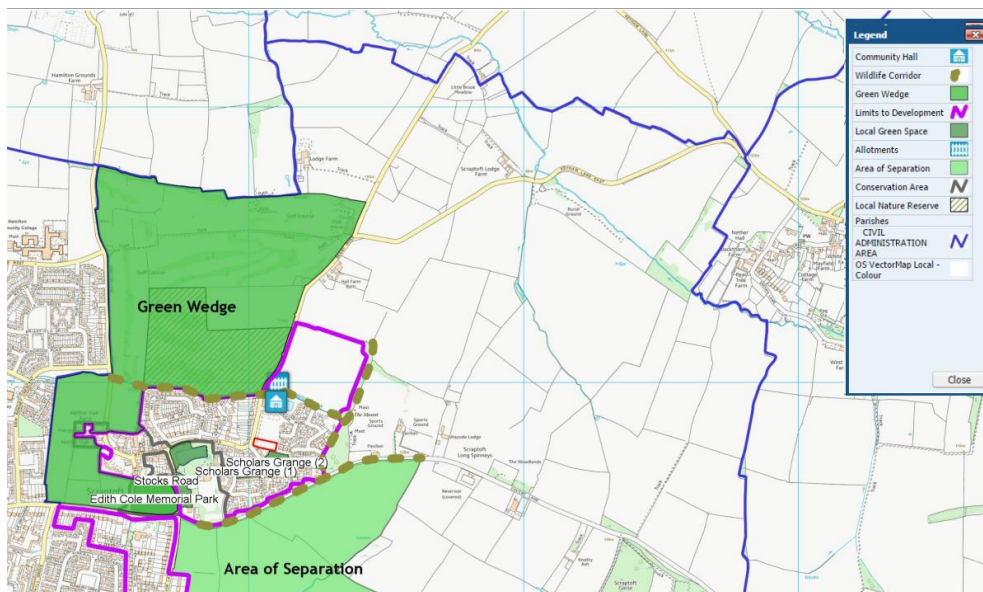


Figure 9: policies map of the adopted Scraftoft Neighbourhood Plan, showing Limits to Development (purple) and the allocated site included within these.

6.15 The proposed site is outside the defined Limits to Development of the adopted Scraftoft Neighbourhood Plan and cannot reasonably be said to be of a type of development which “requires a rural location”. Ostensibly then, the proposal is contrary to the adopted Scraftoft Neighbourhood Plan in terms of its location.

6.16 The Council cannot currently demonstrate a 5 year supply of sites for housing, and the Local Plan is more than 5 years old. Paragraph 11d (sometimes called the ‘tilted balance’) of the Government’s National Planning Policy Framework therefore is engaged, requiring that planning permission is granted unless:

“(i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

6.17 The 5 year supply position also has implications for the Scraftoft Neighbourhood Plan, with paragraph 14 of the NPPF advising that where paragraph 11d applies to applications for housing, “the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement”

- 6.18 The Scraftoft Neighbourhood Plan is more than 5 years old. Any conflict identified with it is thus unlikely to significantly and demonstrably outweigh the benefits of granting planning permission.
- 6.19 The site is proposed for allocation within the emerging Harborough District Local Plan for 175 dwellings, with the draft policy requiring consideration of traffic, minerals, contaminated land and wastewater impacts. The policy also recognises the location of the site forming a 'gateway' entrance to Scraftoft, the importance of S106 contributions for education and possible impacts from the proposed crematorium. The Council has decided to submit the emerging Local Plan to the Planning Inspectorate but is yet to be submitted or examined. Bearing in mind paragraph 49 of the NPPF, officers consider that limited weight should be given to its allocations and policies at the present time, noting that as the new Plan progresses, weight will be increased. Attribution of weight is a matter for the decision maker however.
- 6.20 The Scraftoft Neighbourhood Plan Review (2025 – 2041) includes policy HBE1 which sets a Settlement Boundary and requires that *“development shall be located with the Settlement Boundary unless there are special circumstances to justify its location in the countryside outside the Settlement Boundary as defined by the Harborough Local Plan and the NPPF. The settlement boundary does not apply to land allocated for strategic development in the Harborough Regulation 19 Local Plan (Policy SA04). Development in these areas will be guided by the Local Plan and an approved masterplan.”*
- 6.21 It is noted that if the Scraftoft Neighbourhood Plan Review were adopted as part of the development plan with this wording, it would not preclude development of the site or make it unacceptable in principle.
- Conclusion on the principle of development*
- 6.22 The site adjoins the existing built up area of a sustainable settlement, will provide housing at a time when the Council has an identified District-wide need and has a scale which is proportionate to the settlement (part of Leicester PUA) and its service provision. Subject to final conclusions regarding landscape, the proposal is physically and visually connected to an existing settlement and respects the form and character of the settlement. The principle of development thus accords with policies SS1 and GD2 of the Harborough District Local Plan.
- 6.23 Although the proposal is not supported in principle by the adopted Scraftoft Neighbourhood Plan, this is more than 5 years old so conflict is unlikely to significantly and demonstrably outweigh the benefits of the proposal.

b) Design

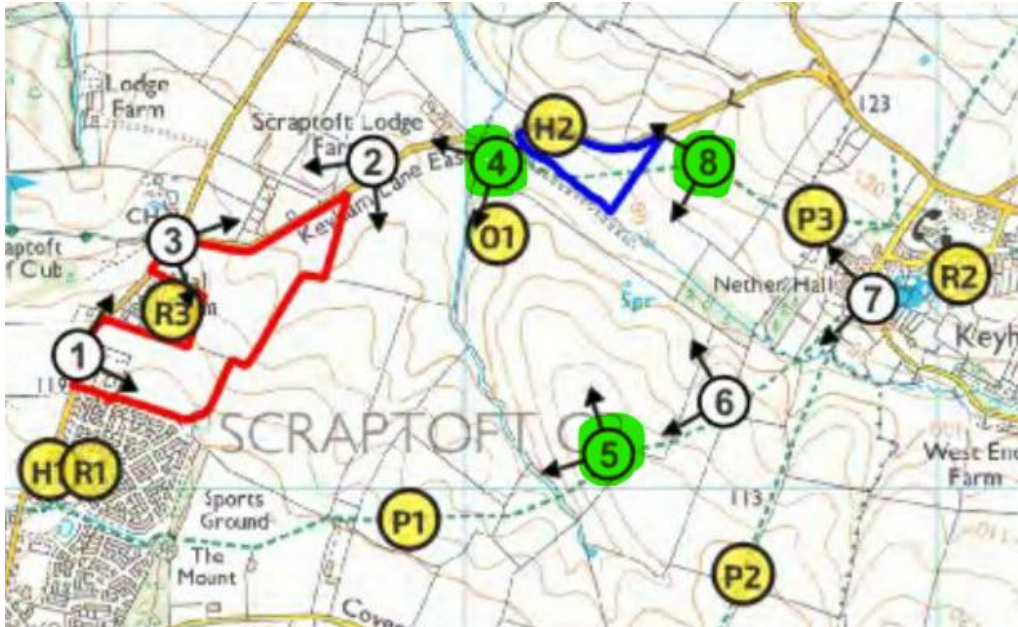
- 6.24 Design (form/layout, mass, scale, proportions, style, materials) is not a matter which is currently for consideration. Design would be evaluated at Reserved Matters stage in the event of an Outline approval. However, policies which relate to the principle of development (for example Local Plan policy GD2) also require consideration of amount of development and how it fits into its context. Furthermore, given that the submission proposes up to 200 dwellings and includes a Concept Masterplan with other supporting plans, it is necessary to consider whether the site can accommodate this amount of development, albeit with a possibly different layout from that currently shown.

- 6.25 Local Plan policy GD8 requires that development is inspired by and respects and enhances local character and distinctiveness of the settlement, respecting the context and characteristics of the individual site and the wider local environment to ensure that it is integrated as far as possible into the existing built form. Characteristic C1 of the National Design Guide also requires that development understands and relates well to the site, its local and wider context.
- 6.26 The site shares a boundary with existing housing development (to the south) and is opposite a leisure use (golf course) albeit that this has an open undeveloped appearance at this point. The western boundary of the site wraps around a cluster of existing buildings which have a variety of uses but which were previously a farmstead. Further north, and to the east, the countryside is largely undeveloped, although there is approval for a crematorium.
- 6.27 The submitted information shows that the majority of the development is proposed in the southern half of the site, with development continuing down the hill to the north, becoming less dense as it does so. Officers agree with this approach which reflects the context in which the site is located in accordance with GD8. Care must be taken with appearance, layout and levels at Reserved Matters stage however, to ensure the final design meets GD8 or any other local/national design policy at the time.
- 6.28 Scraftoft Neighbourhood Plan policy S10 requires new development to reflect the distinctive character of Scraftoft *“as demonstrated by the traditional architectural features and building materials evident in the Scraftoft Conservation Area”* and again, this (or any design policy superseding it) should be met at Reserved Matters Stage.
- 6.29 The information submitted at present is considered to comply with GD8 in terms of its design.

c) Landscape and Visual Impact

- 6.30 Nationally, the site is within the High Leicestershire National Character Area, has no formal landscape designation and is not an identified Valued landscape. Locally, the Harborough District Landscape Character Assessment (2007) and the Leicester PUA Landscape Character Assessment (2009) (both of which informed the Local Plan) put the site within the High Leicestershire Landscape Character Area. This has key characteristics of steep undulating hills in a rural area, with a mix of arable farming on lowlands and pasture on hillsides, noting the encroachment of Leicester to the west. More recently, the Landscape Character Assessment (LUC, August 2024) prepared for the emerging Local Plan assigned Scraftoft to Landscape Character Type 4: Settled and Farmed Edge, describing this is mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of streams and noting the influence of large villages with historic cores, which have been diluted by modern development.
- 6.31 The site is currently arable field. It has an open aspect, mainly due to the substantial decrease in levels from the southwestern corner to the northeast, and the low hedges around and within it with occasional trees. The site lies towards the west of a shallow 'bowl-like' area of countryside. The southern 'lip' of the bowl is the higher land to the south, both on the site's south boundary and running eastwards and northeastwards towards Keyham and beyond. Covert Lane and footpath D26A follow part of this 'lip'. The land beyond to the north generally slopes down and encompasses two valleys. Keyham Lane East and footpath D27 traverse the northeastern part of this 'bowl' and lead westwards to the lowest part, at Scraftoft Lodge Farm and the natural burial ground. This landscape is characterised by very little built form: isolated

dwelling and farmsteads set within open fields, with small copses of woodland and established hedges. The site is seen in this largely undeveloped context from higher ground to the east (for example parts of Keyham Lane East to the east of the site, PROW D27 and the road between Billesdon Coplow and Keyham, to the southwest of Keyham). Although parts of the adjacent Bellway Homes development are visible too, they are seen as the very 'lip' of this bowl - not intruding onto the sloping valley sides or into the open and rural countryside.



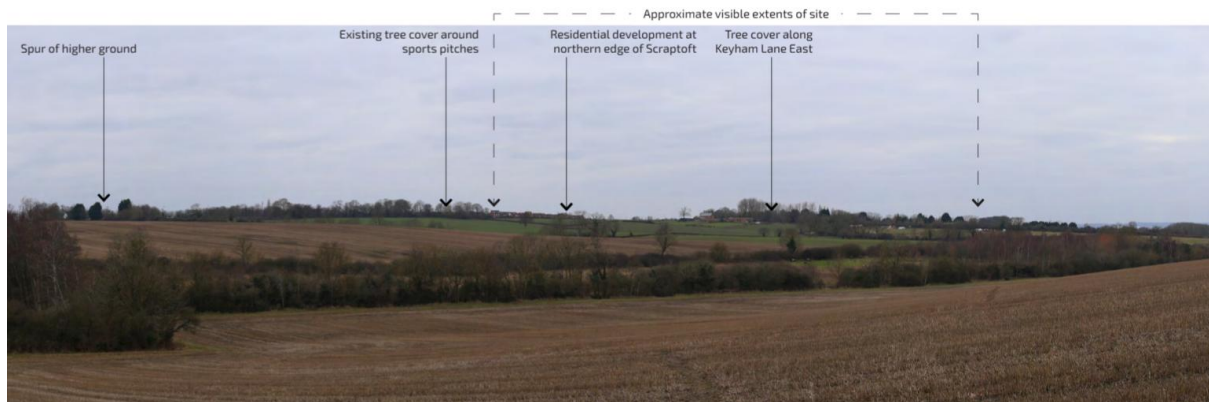
Map showing location of viewpoints (those coloured green shown below)



Viewpoint 4 (natural burial ground on Keyham Lane East) looking west



Viewpoint 5 (from ROW D26a/1 looking northwest)



Viewpoint 8 (from ROW D27/1 looking west)
Figure 10: excerpts from applicant's LVIA



Figure 11: From Keyham Lane East (by the entrance to Scraftoft Lodge Farm) looking southwest over the site

- 6.32 Local Plan policy GD5 requires that proposals respect and where possible, enhance their landscape setting, avoid the loss or substantial harm to features of landscape importance, make restoration/mitigation as appropriate, and safeguard important public views. GD2.2 e specifically requires that proposals respect the form and character of the existing landscape (*inter alia*).
- 6.33 Scraftoft Neighbourhood Plan policy S5 'Landscape Protection' does not permit development which has "*a significant adverse impact on topography and landform or lead to the removal of important features of the historic landscape*". It encourages design and mitigation measures to minimise any adverse impacts on the surrounding landscape of new development on the edge of the built-up area of Scraftoft.
- 6.34 The Council's most recent landscape evidence (Landscape Sensitivity Assessment: Potential residential and employment sites, LUC, 2024) assesses the impact of residential development on a parcel of land (LR3) to the east and north of Scraftoft,

including the site. It concludes that the overall sensitivity of the landscape in this parcel to residential development is Moderate-High, stating:

“Although the edge to Scraftoft is abrupt, it is relatively enclosed by vegetation, with northern and eastern areas appearing detached from the settlement edge, which results in a higher sensitivity to residential and employment development. Some distant views are possible from elevated areas of local roads and public rights of way to the south of the parcel, with areas to the north and east appearing remote and tranquil, which also increases the parcel’s sensitivity to these types of development”

- 6.35 Development Management guidance in this study includes avoiding development in proximity to the burial ground and preserving views over rolling agricultural land from elevated areas, particularly from local roads and public rights of way.

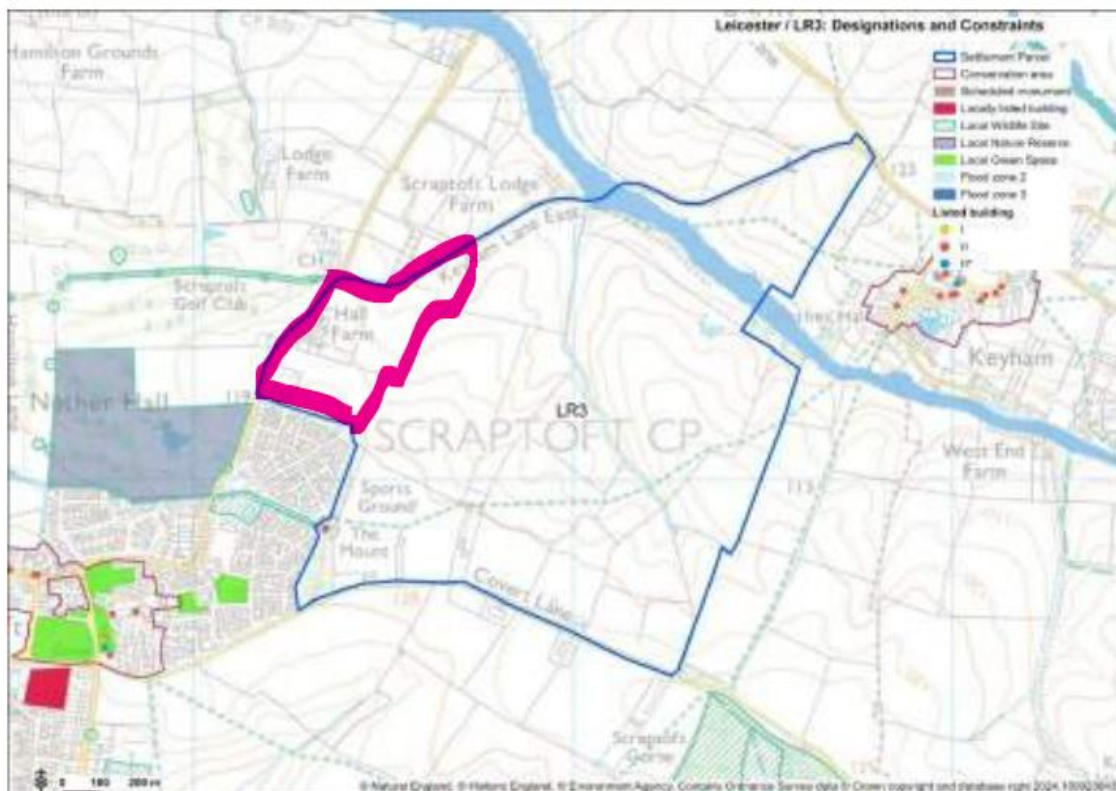


Figure 12: Parcel LR3 in the Harborough District Landscape Sensitivity Assessment (LUC, 2024), application site outlined in pink.

- 6.36 Regarding the draft Local Plan, policy SA01 proposes to allocate the site for development of up to 175 dwellings, (allocation reference S2) however no specific landscape mitigation or restrictions are proposed within the accompanying policy requirement criteria.
- 6.37 The consultation version of Scraftoft Neighbourhood Plan Review identifies Important Views from Goodridge Estate over the site to the north. Policy ENV9 states that these views are “*important to the character and setting of Scraftoft*”, requiring development proposals to “*respect and whenever possible protect them*” and further stating that development which “*would have an unacceptably adverse impact on the identified view will not be supported*”. If permitted, the proposal would remove the adjacent open fields of this important view, significantly changing it.

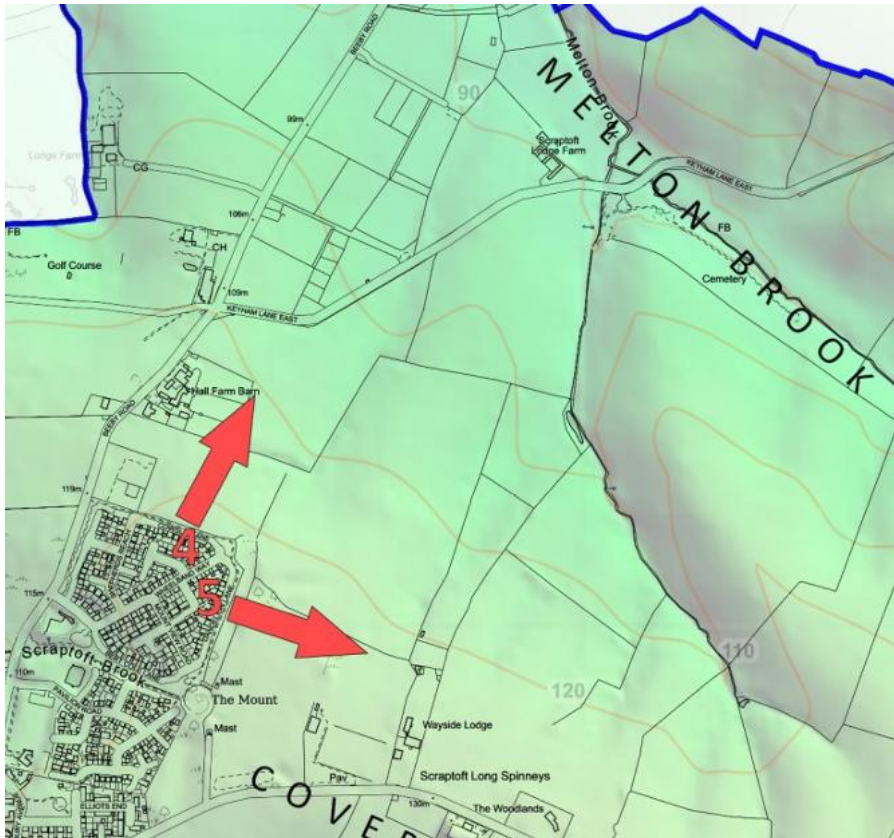


Figure 13: excerpt from the consultation version of Scraftoft Neighbourhood Plan Review February 2026, showing identified Important View (4)

- 6.38 The proposal would introduce significant levels of built form into a largely undeveloped landscape. The development would be clearly visible on the sloping valley side, including from public rights of way to the south east and east. It would thus fail to preserve the rural setting of Scraftoft to the north and the character and appearance of the countryside. The proposal is judged to be contrary to the advice in the Council's most recent landscape evidence and, in the opinion of officers, contrary to Local Plan policies GD5 and GD2.2e and paragraph 135 of the NPPF. It is also contrary to the Scraftoft Neighbourhood Plan Review, albeit that this is only considered to attract limited weight given that it is not yet adopted but has undergone some consultation.
- 6.39 There are however material considerations which must be weighed against this conflict. The first is the draft allocation of the site within the emerging Local Plan, albeit for 175 dwellings (although officers consider that this would have a similar countryside/landscape impact as the proposed 200). As this is only a draft, with the emerging Local Plan not yet examined, it carries limited weight.
- 6.40 Secondly, the developer proposes significant tree screening of semi-mature specimens planted early on in the development, ensuring that by 25 years on, the proposed dwellings would be largely screened from the most sensitive public views (for example those shown at figure 10 above).

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Figure 14: Applicant's wireframe of viewpoint 4 (from natural burial ground) showing the development 25 years since completion

- 6.41 The third material consideration is the recent grant on appeal for a crematorium close to the site's northern boundary, at Scraptoft Lodge Farm (application reference 24/01140/FUL).



West Elevation
1 : 150

Figure 15: Approved west elevation of the crematorium



Figure 16: wireframe view of crematorium from footpath from Keyham.

- 6.42 In their appeal decision, the Inspector notes:
“the presence of the entrance to a natural burial ground opposite the appeal site, a nearby golf club, and sports pitches closer to the edge of Scraptoft do not go unnoticed. Although viewed at a distance, properties on the hillside can nevertheless be seen from the road next to one corner of the appeal site. Collectively, these features add to the sense that the rurality of some of the surrounding area has succumbed to the urban influences of the city.”¹

¹ Appeal decision APP/F2415/W/25/3373252 27th January 2026, paragraph 9

- 6.43 It was also noted that although users of the nearby Rights of Way would be able to “*pick out elements*” of the crematorium in the predominantly rural landscape, urban areas were also visible at various distances, “*and the countryside is not devoid of occasional built form*”. Overall, the Inspector concluded that the crematorium development would have an acceptable effect on the character and appearance of the area, with no conflict with Local Plan policies GD5 and GD8 and policy S10 [sic] of the Scraptoft Neighbourhood Plan.



Figure 17: showing approved crematorium layout next to submitted concept masterplan

- 6.44 In this instance, the material considerations of the draft Local Plan, the recent appeal and the landscape mitigation proposed by the developer are considered to outweigh the conflict with the development plan. In the opinion of officers, and on balance, the landscape/countryside impacts of the proposal are acceptable, subject to a condition to ensure the mitigation is delivered.

d) Climate Change

- 6.45 Harborough District currently has a 6.9 tonne carbon footprint per person, higher than the England, County and Regional per capita amount and primarily due to the rural nature of the District and the dependency on motorised transport. A projection of the

District's emissions shows that we will only reach carbon neutrality by 2042. In June 2019 the Council declared a Climate Emergency with the aim that all council functions and decision-making should lead to the Council being carbon neutral by 2030.

- 6.46 Policy CC1 of the Local Plan sets standards for major development, requiring evidence of reduction in carbon emissions according to the energy hierarchy (supporting text paragraph 10.1.3), renewable energy technology, energy efficiencies, minimal carbon emissions during construction, justification for any demolition, and carbon-neutral building cooling if appropriate. Paragraph 157 of the NPPF requires new development to “take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption” when determining planning applications.
- 6.47 The submission includes an Outline Energy and Sustainability Statement which states that the proposal will follow the energy hierarchy in development.

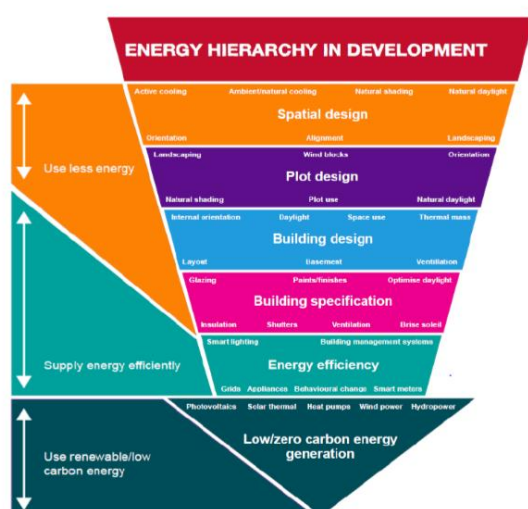


Figure 18: extract from the applicant's Outline Energy and Sustainability Statement

- 6.48 Further information submitted details how this is applied to the specific site:

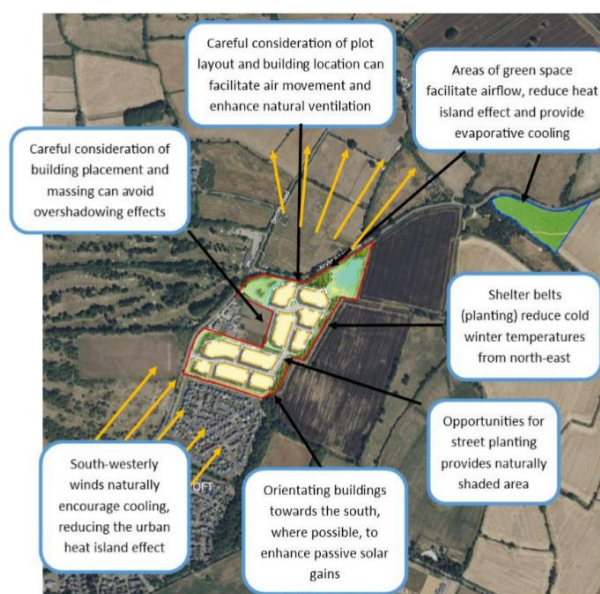


Figure 19: annotated masterplan showing how energy hierarchy principles are applied to the site

Passive Measures	Active Measures
▪ Designing the external fabric (walls, floors and roofs) to have low U-values¹ to reduce thermal heat loss (i.e. by providing high efficiency insulation) ▪ Reducing the air permeability and the thermal bridging coefficient of the building envelope to the lowest practical level to reduce uncontrolled heat loss ▪ Incorporating building materials with high (and where appropriate, exposed) thermal mass to help keep the internal building temperatures stable ▪ Providing larger windows on south-facing aspects, where appropriate, in the context of wider design considerations (such as residents' amenity), to allow natural daylighting and passive solar gains ▪ Providing smaller windows on north-facing aspects, where appropriate, to reduce excessive heat loss ▪ Locating plant rooms away from southern elevations to avoid excessive heat gain and to encourage higher plant efficiency ▪ Using architectural features that deflect sunlight to reduce excess heat gain in buildings (e.g. brise soleil and blinds) ▪ Designing internal layouts to orientate 'liveable rooms' that receive most natural daylight to be utilised more efficiently	▪ Using Mechanical Ventilation with Heat Recovery (MVHR) systems and/or Waste Water Heat Recovery (WWHR) systems where appropriate ▪ Adopting water efficiency measures such as leak detection systems, flow control devices and pulsed water meters, to reduce the energy demands associated with water heating ▪ Using zonal heating controls (e.g. through the use of Building Management Systems, where appropriate) ▪ Fitting variable speed drives to appropriate pumps and fans to allow greater control of energy-consuming equipment ▪ Installing 100% low energy lighting and using lighting control systems (e.g. daylight cut-off and Passive Infra-Red lights) ▪ Selecting highly efficient white goods for any kitchen, utility or welfare areas ▪ Installing energy display devices to promote user behavioural change ▪ Issuing residents with a Home User Guide that contains manuals for fitted appliances to promote and encourage user behavioural change ▪ Complying with commissioning requirements of the Chartered Institution of Building Services Engineers, and provide training provided to any facilities / building team

Figure 20: applicant's table showing passive and active design to address climate change

- 6.49 As well as active and passive design throughout the layout and individual buildings, the proposal also includes consideration of building-specific heating technologies, to allow efficient use of energy. Air Source Heat pumps for each individual dwelling are considered most appropriate, with ground and water source heat pumps, ambient loop communal electric heating and centralised heat pumps all to be further explored.
- 6.50 Renewable energy generation is also proposed, with the most suitable technologies anticipated to be solar (PV) panels, solar water heating systems and heat recovery technologies. Wind energy, ground mounted solar and hydropower have been excluded at this stage.
- 6.51 As this is an Outline application, details are not required at this stage. Officers are satisfied that the developer has satisfactorily considered the impact of climate change within the scheme and that the proposal accords with Local Plan CC1 and paragraph 166 of the NPPF.

e) Highways and connectivity

- 6.52 The site lies on Beeby Road and is currently accessed by a simple T junction through an agricultural gate, with no formal setting out, kerb radii or hardstanding. The access lies within a derestricted limit (60mph).



Figure 21: view South along Beeby Road; existing agricultural access

- 6.53 Policy GD8 of the Local Plan requires an access and development which is safe, efficient and convenient suitable for all users, with Policy IN2 requiring proposals to: have regard to the transport policies of the Local Transport Authority (in this case LCC); have a safe access; provide EV charging where appropriate; and provide sustainable transport. NPPF paragraphs 115 and 117 similarly require a safe and suitable access, sustainable transport provision, safe, secure and attractive place-making and any significant effects to be “*cost effectively mitigated*”. Paragraph 116 states that development should only be “*prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*” Scraptoft Neighbourhood Plan policy S16 requires specific parking provision.
- 6.54 Access is a matter for detailed consideration as part of this application. The vehicular access layout is shown in the drawing below and provides the following:
- Existing access blocked up with new planting provided
 - New access formed on the south east boundary, 6.75m wide with 10m junction radii, 2m wide footways and grass verges either side
 - Visibility splays of 2.4m x 65m to the south of the new access, and 2.4m x 100.46m to the north of the new access, with low-level landscaping (no higher than 0.6m) within the splays
 - Relocation of existing 30mph limit to further up Beeby Road, next to Hall Farm, with gateway feature in accordance with Leicestershire Highway Design Guide.

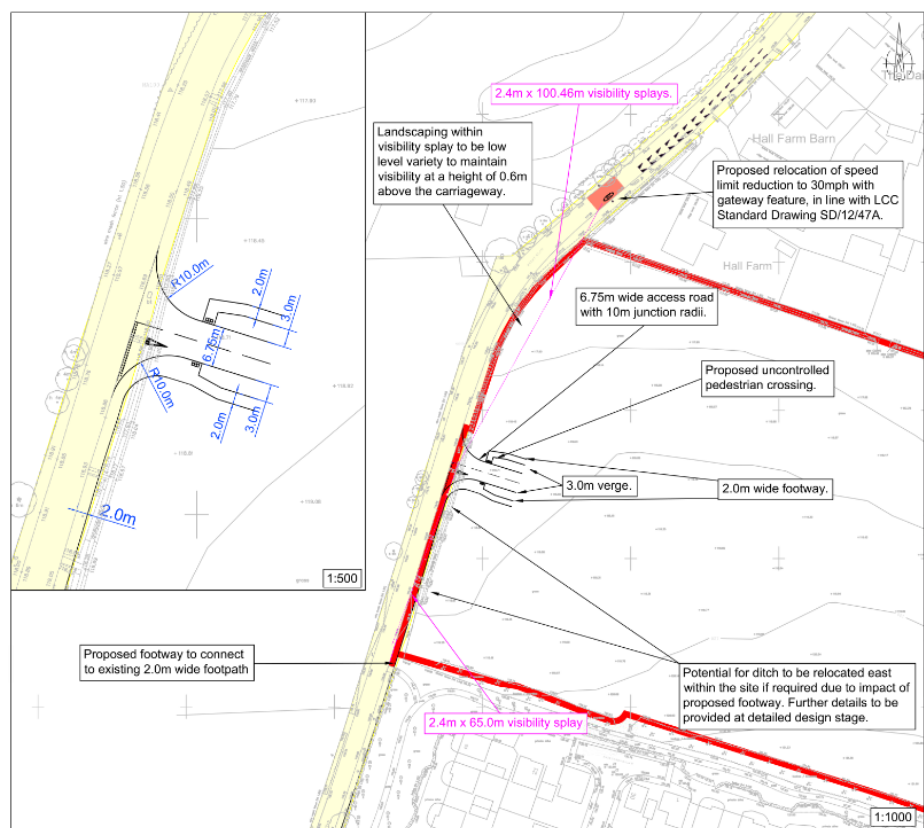


Figure 22: drawing number 210950-100 revision F

6.55 Off-site highways works are also proposed, creating a new pedestrian footway leading southwards from the new access along Beeby Road to connect to existing footway.

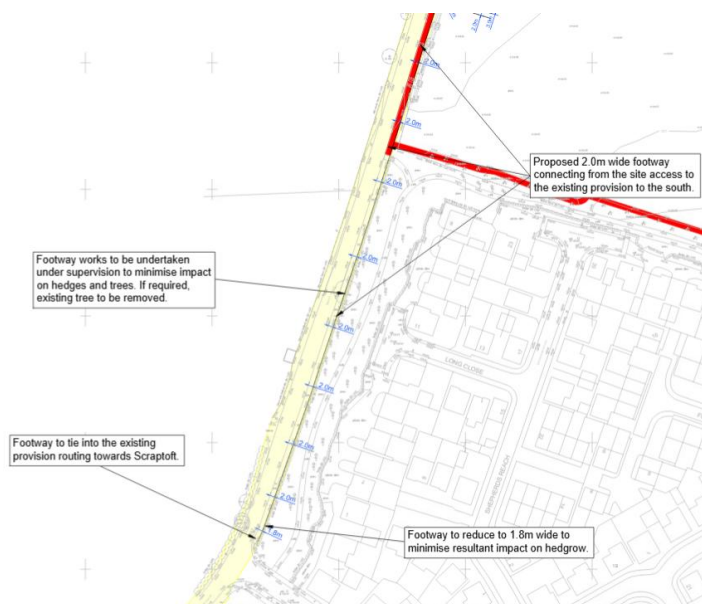


Figure 23: extract of drawing showing extended footway (drawing number 210950-103)

- 6.56 A Transport Assessment (ttc, March 2025) accompanies the proposal, setting out the existing situation in relation to the local highway network, traffic movements/trips, sustainable transport links and personal injury accident data. The TA then sets out how the proposal will impact on this, including traffic generation (TRICS data) and distribution of traffic on the local road network. A further Highways Addendum Report (ttc December 2025) sets out the results of a Pan Regional Transport Model assessment (PRTM) and Local Junction Testing which model the impact of the development on nearby junctions. In response to concerns raised initially by LCC Highways, a Technical Response (ttc, October 2025) has also been submitted.
- 6.57 LCC Highways have no objection to the proposal as set out in the submitted information. They note that a 2m wide footpath along Beeby Road would be up to 200mm short of the requirements of the Leicestershire Highway Design Guide in places but accept this small reduction in width, noting that DfT Inclusive Mobility guidance is 1.5m width.
- 6.58 The PRTM modelling scope was agreed with LCC Highways. It assessed the impact of the proposal on the following junctions, taking into account other committed developments:
- Site access and Beeby Road
 - Church Hill/Covert Lane/Station Lane/Scraptoft Lane (mini-roundabout)
 - Hamilton Lane/Scraptoft Rise/Main Street
 - Scraptoft Lane/New Romney Crescent
 - Scraptoft Lane/Nursery Road
 - Station Lane/A47 (signal controlled)
- 6.59 The Assessment also includes consideration of pedestrian impacts (ie time waiting to cross roads) and cycle travel impacts. It also looks at junctions within Leicester City. For all modelled scenarios, the Assessment concludes that there will be no material impact on the functions of highway junctions as a result of the development.
- 6.60 Sensitivity testing has also been modelled, to assess impact given committed and draft allocated development in the area. 4 different tests have been assessed for different combinations of the developments. Again, the Assessment concludes that the potential cumulative impacts on the network can be accommodated without the need for off-site mitigation. Overall, the cumulative impacts of the development are not predicted to result in a severe impact on the highway network.
- 6.61 LCC Highways have reviewed the modelling work with respect to the four junctions within their jurisdiction and generally agree with the Assessment's conclusions. They note that although development traffic in the 2030 scenarios is probably avoiding the Station Lane/A47 junction and diverting to alternative routes (for example Scraptoft Lane), there was no reassignment of this traffic as part of the sensitivity test. The results indicate that there would be a material impact at the junction and subsequently a deterioration in the performance of the junction in terms of queues and delays. However, LCC Highways consider that this material impact can be successfully mitigated by improvements to the junction and request a developer S106 contribution towards this. Leicester City Council have not commented on the application.
- 6.62 The submission also includes a Framework Travel Plan (tcc, updated December 2025). This sets out the existing situation and proposes methods by which the development can promote sustainable travel. The TP finds that convenience stores, pub, church, primary school and nursery are all within 2000m of the site which is the maximum preferred distance in national guidance ('Guidelines for providing Journeys

on Foot' IHT, 2000). Many key and other services are accessible within 30 minutes by bicycle, and current bus services 56 and 56A provide links between Scraptoft, Thurnby and Leicester, with bus stops on Malsbury Avenue and Beeby Road – although it is noted that at present this is a two-hourly service. Links to other places are from Scraptoft Lane, including the current 38A and Orbital 40 Service. Once within Leicester, the station provides train services with connections across the country. Bearing in mind the Local Plan designation of Scraptoft as within the PUA of Leicester and thus at the top of the settlement hierarchy of policy SS1, the TP concludes that residents of the proposed development have realistic and achievable options for sustainable travel and need not solely rely on the private motor vehicle.

- 6.63 The TP proposes the appointment, by the developer, of a Travel Plan Co-ordinator, who will implement the measures in the evolving Travel Plan, promote and market it, act as a point of contact for site occupiers and other stakeholders in respect of the Travel Plan and related issues, including establishing management arrangements, and liaise with LCC regarding implementation and monitoring. Other initiatives are an electronic Travel Information Pack, a walking group, a bicycle user group, pool bike scheme (including e-bike), car share, cycle parking and EV charging. Residents will be made aware of smart phone apps relating to sustainable travel and the developer is seeking to extend the existing Fox Connect bus service into the site.
- 6.64 LCC Highways are satisfied with the TP as currently provided. They have liaised with LCC's Sustainable Transport Team who confirm that there is potential to expand the Fox Connect service or suitable alternative, which would provide residents of Scraptoft as a whole with additional sustainable bus links to nearby settlements including Houghton on the Hill and Thurmaston Shopping Centre. Extending the Fox Connect/similar service will require a financial contribution from the developer and this can be secured through a S106 agreement. The developer has agreed to this.
- 6.65 There are no public rights of way within the site. Footpath D27 crosses land within the applicant's ownership to the east (close to the natural burial ground and Keyham Lane East) however no additional planting, ponds or development is proposed for this area and the route remains unaffected. Layout is a reserved matter, and detailed proposals should include footpaths, greenways and bridleways within the site to connect to existing external links (whether current or potential future). This would ensure that the site is well-connected by sustainable means and would help to address requests made by the British Horse Society in their representation.
- 6.66 Layout will also include details of parking provision for each dwelling, number and location of EV charging points, cycle shelter/parking, footpaths and other trails. Policy S16 (parking standards) or other Neighbourhood Plan policies which supersede this can be fully addressed at this stage.
- 6.67 Giving weight to the professional advice from LCC Highways as statutory consultees, and subject to recommended conditions and contributions, officers consider that the proposal complies with GD8 and IN2 of the Harborough Local Plan and the NPPF, providing a safe access which is suitable for all highway users and, following mitigation, not having a severe residual cumulative impact.

f)	Drainage / Flood risk
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- 6.68 The site lies wholly within Flood Zone 1 and has a low risk of surface water flooding. Local Plan policy CC3 requires that development be directed towards land within Flood Zone 1 and location of the site accords with this. As shown on the Environment

Agency's most recent map of surface water flooding, some areas of the site are subject to this. In accordance with paragraph 169 of the NPPF and Local Plan policy CC4, and as the proposal is for Major development, SUDs are required, with the LLFA as a statutory consultee on the application. They require an acceptable drainage strategy (with supporting evidence), with details usually provided at a later date (for example by condition). Local Plan policy IN4 is also relevant, requiring (*inter alia*) that proposals have access to an adequate water supply and "adequate foul water treatment and disposal facilities that either already exist or can be provided in time to serve the development" and for major development, include grey water and rainwater harvesting systems.

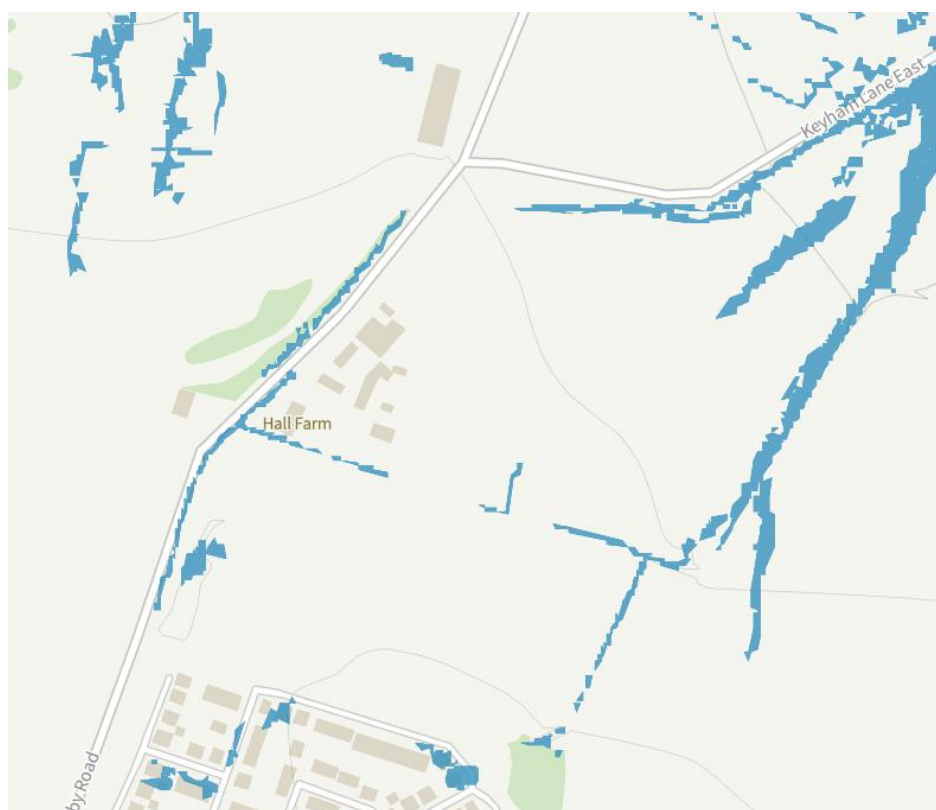


Figure 24: Environment Agency map surface water flooding (1 in 1000 shown) updated March 2025 (accessed online 26/02/2026)

- 6.69 The applicant has submitted a Flood Risk Assessment (Stantec, December 2025) with supporting Technical Note outlining a proposed Surface Water drainage Strategy (Stantec, October 2025). The existing site is drained by a number of field drains which ultimately drain the surface water from the site into the Melton Brook, approximately 350m to the northeast of the site.
- 6.70 The Concept Masterplan demonstrates that a sequential approach can be taken to the layout of the development, with the most vulnerable types of development (dwellings) located fully outside of areas of flood risk, including from surface water, even when taking into account increased flooding as a result of climate change. Furthermore, it is proposed to raise finished floor levels of dwellings a minimum of 150mm above existing ground levels to mitigate against any residual risk of flooding during 'extreme' events. Detailed layout and appearance, including levels, are to be considered at reserved matters stage.
- 6.71 Surface water from the development will drain via swales and conveyance channels within the site into attenuation basins in the southwest and northeast corners. The

basins will be designed to store water for the 1 in 100-year storm event with an additional rainfall allowance of 40% for climate change. Stored water will drain from the basins at below greenfield rate (36.8 litres/second) into the existing culverts and ditches along Keyham Road East, draining to the Melton Brook as existing. This lower rate takes into account policies in the emerging Local Plan. A maintenance schedule for the SuDS will provide for regular inspection and maintenance.

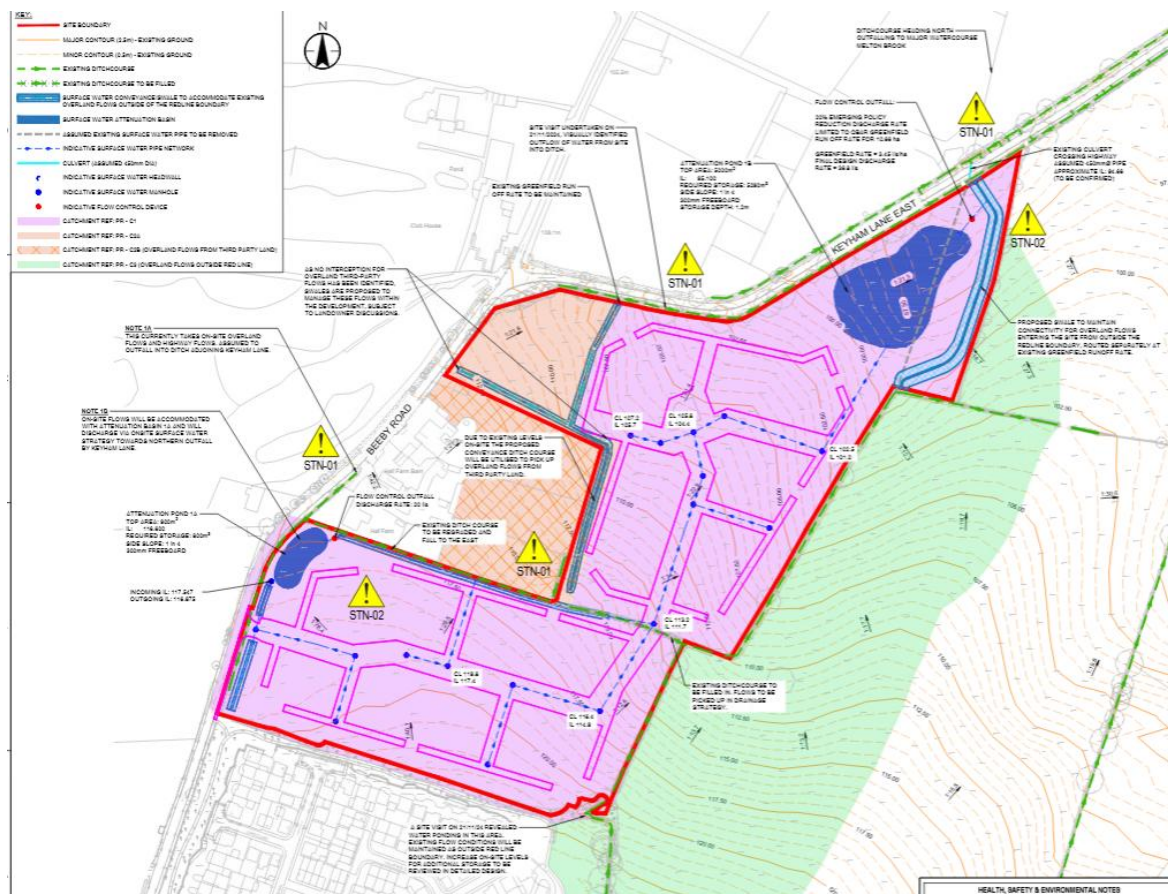


Figure 25: extract of drawing number 333101110-STN-HDG-SW-DR-CD-0510 revision P02 Outline planning Drainage Strategy

- 6.72 The LLFA has reviewed the submitted information and is satisfied with it. They recommend conditions to require approval of detailed drainage design, management of surface water drainage during construction, full details of the maintenance of the surface water drainage scheme and results of infiltration testing to support the proposed drainage design.
- 6.73 The application form states that the foul sewage from the site will drain into an existing mains sewer. Details have not been provided of this and no response has been provided from Severn Trent Water to the LPA's consultation. Mindful that there is likely to be existing infrastructure near to the site for this, and that there is a 'right to connect', officers consider that the proposal will comply with Local Plan policy IN4.
- 6.74 IN4 also requires that development should have access to an adequate water supply and that greywater and rainwater harvesting systems should be provided. Given the proximity of the proposal to existing dwellings on the edge of Scraftoft, it is likely that a water supply is achievable. The detailed climate change/sustainability plan can include greywater and rainwater harvesting or other suitable methods of protecting water as a resource.

- 6.75 For these reasons, the proposal is considered to comply with Local Plan policies CC3, CC4 and IN4 and the NPPF.

g) Ecology, biodiversity, trees and soils

- 6.76 The application site is made up of two agricultural fields with grassland margins and hedgerows and trees along all boundaries. Although species-poor, the hedgerows are considered Habitats of Principal Importance and one to the north identified as a potential Local Wildlife Site. Scraftoft Local Nature Reserve lies approximately 20m to the southwest of the site; there are 23 other non-statutory sites within a 1km radius.
- 6.77 Local Plan policy GI5 follows the long-standing NPPF principles of ‘avoid – mitigate – compensate’ with relation to impacts on protected species. The policy also seeks to avoid adverse impacts on irreplaceable habitats including ancient woodland, aged or veteran trees and to protect any best and most versatile agricultural land “unless this is demonstrably necessary to facilitate the delivery of sustainable development”. The NPPF also recognises the importance of retaining existing trees and woodland (paragraphs 136 and 187). The Natural Environment and Rural Communities Act 2006 places a statutory duty on Local Authorities in their decision-making to have regard to, enhance and maintain biodiversity in all their functions, and changes to the Town & Country Planning Act as a result of the Environment Act 2021 require a mandatory minimum 10% gain in biodiversity as a result of development. Policy S11 of the Scraftoft Neighbourhood Plan requires that proposals do not harm, but instead maintain and enhance existing ecological corridors and landscape features such as watercourses, hedgerows and tree-lines, and particularly notes the wildlife corridor ending adjacent to the site’s southeast boundary.
- 6.78 The applicant has submitted a full Ecological survey including desk-based assessment, extended habitat survey, habitat condition assessment, autumn bat activity survey and a scoping winterbird survey. In accordance with national legislation, a BNG baseline metric and plan have also been provided. The surveys found that whilst badgers were likely to be using the site there were no setts within the site itself. Bats were observed flying over the site but no roosts were found. A variety of common birds were also seen but no other protected species.
- 6.79 It is proposed to provide a minimum of statutory biodiversity gain onsite or on nearby land within the applicant’s ownership and this is demonstrated within the BNG assessment, noting that details are required post-determination and pre-commencement, under the mandatory BNG condition.
- 6.80 County Ecology are satisfied with the submission, commenting that it is “*excellent to see the majority of habitats of principal importance being retained and the assessment abides by the mitigation hierarchy*”. In addition to the mandatory condition, they recommend a number of conditions to ensure that the development delivers its aims and follows best practice, including during construction.
- 6.81 An Arboricultural Assessment has been submitted (FPCR, May 2025) which finds that of the 34 individual trees, four groups of trees and 9 hedgerows on the site, 1 is category A, 14 category B, 32 category C and 0 category U. Many of the ash trees (for example along Keyham Lane East) showed evidence of ash die-back disease. The category A tree was recorded in the south east corner of the site, within an off-site woodland group, and is a mature English Oak. Officers note the presence of an area Tree Preservation Order in this corner which presumably protects this tree.

- 6.82 With the exception of a small part of an internal hedgerow to be removed for an internal road, and a small part of the hedge on the western boundary, all trees and hedges will be retained within the development, including the self-set ash tree (category C) on the western boundary close to the access. The provision of on-site biodiversity gain and screening perimeter tree planting will increase the ecological value and provision of the site. The retained trees and hedges must be protected during construction to ensure their retention and this can be controlled by condition. Consideration of layout at the reserved matters stage will also give further opportunity to ensure trees and hedges remain.
- 6.83 The hedgerow on the north boundary of the site close to the junction with Beeby Road is shown as a Local Wildlife Site (candidate and historic) under draft policy ENV4 of the Scraftoft Neighbourhood Plan Review. Although only limited weight can be given to this draft policy, the proposal retains this hedgerow.
- 6.84 The submitted Agricultural Land Classification (Kernon, April 2025) finds that all the land within the site is grade 3b. Kernon are a reputable consultant and the survey includes the results of soil samples taken by auger within the site. The Council thus has no reason to doubt the findings and consider that the development will not lead to any loss of the best and most versatile agricultural land, in accordance with GI5.
- 6.85 The NPPF also requires that sites are suitable for their proposed use taking into account ground conditions. The applicant has submitted a Phase 1 Desk Study Report including the result of field surveys and assessment of Unexploded Ordnance. This finds that the site is at low risk of ground contamination and is suitable for residential use, subject to the findings of a Phase 2 report including geotechnical tests. The Contaminated Land officer has not responded to consultation and in the absence of this expert advice, officers have no reason to doubt the findings of the report.
- 6.86 Subject to conditions, including the mandatory BNG condition, officers consider that the proposal demonstrates acceptable mitigation for any impact on protected species, does not use the best and most versatile agricultural land, demonstrates mandatory biodiversity net gain, retains trees and hedgerows and enhances biodiversity in accordance with Local Plan Policy GI5, Scraftoft Neighbourhood Plan policy S11, the Town & Country Planning Act, NERC and NPPF paragraphs 187, 193 and 196.

h) Heritage and Archaeology

- 6.87 As The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 makes clear, in their determination of applications Local Planning Authorities have a statutory duty to give great weight to the preservation or enhancement of the character or appearance of the Conservation Area and the preservation of the setting of a Listed Building. Preservation in this context means doing no harm. The NPPF requires an assessment of harm, and should harm be identified, this should be weighed against the public benefits of the proposal. Policy HC1 of the Harborough Local Plan reflects NPPF paragraphs 214 - 216, requiring assessment of impacts and a consideration of harm to heritage assets and their settings, with any harm weighed against public benefits. Assets can be designated (Listed Buildings, Scheduled Monuments etc) or non-designated. HDC have a Local List of non-designated heritage assets and there are none close to the site. Currently unknown, buried non-designated heritage assets may exist on the site.
- 6.88 The applicant has submitted an Historic Environment Desk-based Assessment including a desk-based archaeological assessment and following consultation with the County's Historic Environment Records. The submission finds that the proposal will

not cause direct harm to any designated heritage asset, nor the setting of any designated heritage asset, including the landscape setting of the Scraftoft Conservation Area. It finds that there are unlikely to be any archaeological features which constrain the development, and that the loss of features can be successfully mitigated by archaeological field investigation (with subsequent analysis, reporting and archival deposition).

- 6.89 The site is not within any designated Conservation Area and is sufficient distance from the nearest Listed Buildings and any identified non-designated (local list) assets to satisfactorily preserve their setting.
- 6.90 County Archaeology have been consulted on the proposal and recognise the archaeological potential of the site. They request further archaeological work prior to commencement of development, so that all the archaeological significance of the site is explored, mapped, understood and recorded by way of mitigation for the loss of these heritage assets. They are satisfied that there is sufficient flexibility in the scheme to allow for mitigation by way of preservation in situ if this is required, and recommend a condition for archaeology work to be carried out and submitted prior to the submission of reserved matters, to allow for a layout to accommodate this if necessary.
- 6.91 Officers accept this approach and consider that, subject to condition, the proposal complies with Local Plan policy HC1, the Act and the NPPF.

e) S106 Obligations/Contributions

- 6.92 Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism for securing benefits to mitigate against the impacts of development. Those benefits can comprise, for example, monetary contributions (towards public open space or education, amongst others), the provision of affordable housing, on site provision of public open space / play area and other works or benefits that meet the three legal tests under Regulation 122 of the CIL Regulations.
- 6.93 These legal tests are also set out as policy tests in paragraph 56 of the Framework whereby Planning obligations should only be sought where they meet all of the following tests:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 6.94 Policy IN1 of the Harborough District Local Plan provides that new development will be required to provide the necessary infrastructure which will arise as a result of the proposal. Policy G12 requires that new open space, sport and recreation facilities should be provided by new residential development. More detailed guidance on the level of contributions is set out in The Planning Obligations Supplementary Planning Document, January 2022. Policy S14 of the Scraftoft Neighbourhood Plan sets out the Infrastructure provisions for the allocations within the plan, "*together with financial contributions for the following off-site infrastructure*". Points 1-3 require funding for additional school places at Fernvale Primary School, secondary schools, a new Community Hall and improvements/enhancements to sport and recreation facilities in the Parish including allotments.
- 6.95 Appendix B identifies the developer contributions sought by consultees, an assessment as to whether the requests are CIL compliant and a suggested trigger

point to advise when the contribution should be made. With regards to the trigger points they should not necessarily be seen as the actual or final triggers points for the S106 agreement but treated as illustrative of the types of trigger points which may be appropriate.

6.96 As set out in Appendix B, the S106 would secure developer contributions to mitigate the impacts of development for:

- Community facilities
- Indoor Sports
- Affordable housing
- Outdoor sports facilities
- Greenspaces
- Household waste management equipment
- Libraries
- Education
- Sustainable travel
- Primary healthcare
- Monitoring of BNG and developer contributions

Officers are satisfied that all these requests received from statutory consultees are CIL Regulation 122 compliant.

6.97 The Police & Crime Commissioner for Leicester, Leics & Rutland has requested a financial contribution of £68,256.00 towards the provision of various equipment and for crime reduction initiatives based on the following:

1. Personal Equipment for Police Officers, PCSO's, Specials, and Staff	£9,295.11
2. Infrastructure and Estate Support	£47,194.04
3. Fleet Vehicles	£3,296.85
4. Transforming Policing Through Technology	£4,840.00
5. Crime Reduction Initiatives	£3,630.00

Figure 26: excerpt from Police response received 16th July 2025

6.98 In part a police request may satisfy CIL Regulations – for example see appeal reference APP/T2405/W/25/3365777. However, an obligation for part or whole of the police does not make this proposal acceptable in planning terms, nor does its absence warrant refusal for that reason. The police requested obligation is therefore unnecessary in respect of NPPF paragraph 58.

6.99 A S106 legal agreement has been drafted which reflects those contributions officers consider are CIL-compliant and despite this not yet being executed, officers consider that the information submitted during the process of the application, together with the progress made so far is sufficient to say that the proposal would satisfactorily mitigate the impacts of the development on local infrastructure, in accordance with Local Plan policies IN1 and GI2 and Scraftoft Neighbourhood Plan policy S14. If Members are minded to approve the application then this must be subject to an executed legal agreement being in place in order to ensure that this mitigation is delivered.

7. Conclusion and the Planning Balance

7.1 The proposal will provide employment opportunities during construction and possibly beyond (through management of landscaping etc). It will increase the amount of

housing within the District, including affordable housing and help to address the Council's current lack of 5 year supply. It will provide additional bus services for all residents that require this within Scraftoft, and reduce the rate of surface water run off from the existing field. These economic, environmental and social benefits attract positive weight.

- 7.2 The site adjoins the existing built up area of a sustainable settlement; will help to meet an identified District-wide housing need; has a scale which cumulatively does not disproportionately exceed the size of the settlement and its service provision; and will retain natural boundaries. It will provide 40% affordable housing and subject to condition, will deliver a mix of housing that meets local need. It demonstrates a safe and suitable access and, following mitigation, will not lead to a severe impact on the highway network. It retains all trees and hedgerows, protects wildlife and protected species and will enhance biodiversity. It provides sustainable drainage which will give a decrease in the run-off rate to nearby watercourses. It preserves the setting of designated heritage assets and subject to condition, it will provide further understanding of the archaeology of the area and mitigate appropriately against any loss of this non-designated heritage asset. The design will follow the energy hierarchy and mitigate the impacts of climate change. Subject to a S106 legal agreement, it will mitigate its impacts on local infrastructure including schools, early years provision (including nurseries) and doctors' surgeries.
- 7.3 For these reasons, the proposal is considered to comply with the following policies of the adopted development plan and their corresponding NPPF policies as set out in the report: SS1, GD8, H1, H2, H5, CC1, CC3, CC4, HC1, GI5, IN1, IN2, IN4 and most of GD2 of the Harborough District Local Plan 2011-2031; and policies S10, S11 and S14 of the Scraftoft Neighbourhood Plan 2015-2028. The proposal also accords with the draft allocation of the Harborough District Local Plan 2020-2041.
- 7.4 Of these policies, officers recommend that the housing numbers of policy H1 are given reduced weight as the Council does not have a 5 year supply and subsequent housing numbers have superseded those of the current Local Plan, and that only limited weight should be afforded to compliance with the emerging Local Plan policy SA1 as the draft plan has not yet been examined. Reduced weight should be given to the Neighbourhood Plan as the Council does not have a 5 year supply and the adopted Scraftoft Neighbourhood Plan is more than 5 years old.
- 7.5 In the opinion of officers, the proposal will cause harm to the character and appearance of the countryside and the landscape setting of Scraftoft.
- 7.6 For this reason, the proposal is considered to fail Harborough Local Plan policies GD5 and GD2.2e, Scraftoft Neighbourhood Plan policy S8 and policy ENV9 of the emerging Scraftoft Neighbourhood Plan Review 2025-2041. Of these, officers recommend that reduced weight is given to the Neighbourhood Plan policy S8 as the Council does not have a 5 year supply and the adopted Scraftoft Neighbourhood Plan is more than 5 years old, and that only limited weight should be afforded to conflict with the emerging Scraftoft Neighbourhood Plan Review as it is still undergoing consultation.
- 7.7 Material considerations which must also be weighed in the planning balance are:
- the 'tilted balance' of NPPF paragraph 11 (requiring that planning permission is granted in the absence of a 5 year supply, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or there is a specific/strong reason set out in the NPPF for refusal);

- the approval on appeal of a Crematorium near to the site, together with the Inspector's findings on the landscape impacts of that;
- the emerging Scraftoft Neighbourhood Plan Review 2025-2041 and the draft Harborough District Local Plan 2020-2041.

On balance, officers consider that the harm identified is not considered to significantly and demonstrably outweigh the benefits of the provision of housing in a sustainable location.

- 7.8 The attribution of weight in determining planning applications is a matter for the decision maker. However, officers find that the proposal complies with most policies of the development plan and on balance that the material considerations outweigh the remaining conflict. For this reason, officers recommend that the application is approved, subject to conditions and a S106 legal agreement as set out in the appendices.

APPENDIX A – CONDITIONS

1 Commencement

The development hereby approved shall commence prior to the expiration of two years from the date of approval of the last of the reserved matters to be approved. Applications for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.

2 Reserved matters

No development shall commence on site until details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to accord with the provisions of Section 92 of the Town and Country Planning Act 1990.

3 Permitted plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

- ~ Site boundary plan (drawing number BM-M-20 revision A)
- ~ Proposed site access General Arrangement – Priority T-Junction (drawing number 210950 100, Revision F)
- ~ Pedestrian Footway Design (drawing number 210950-103)

REASON: For the avoidance of doubt and to ensure that the proposed development is carried out as approved.

4 Archaeology – pre-commencement

No demolition/development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure satisfactory archaeological investigation, recording, dissemination and Archiving in accordance with Policy HC1 of the Harborough Local Plan and the National

5 Archaeology - prior to Reserved Matters

Prior to a reserved matters application a programme of archaeological work must be completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: To ensure satisfactory archaeological investigation, recording, dissemination and archiving in accordance with Policy HC1 of the Harborough Local Plan and the National Planning Policy Framework.

6 Surface water drainage scheme

No development shall commence on site until details of a surface water drainage scheme and system have been submitted to, and approved in writing by, the Local Planning Authority. These details shall include evidence of infiltration testing on the site (or suitable evidence to preclude testing) to establish the suitability of the site for the use of infiltration as a drainage element. The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings.

REASON: To prevent flooding by ensuring adequate storage and disposal of surface water from the site having regard to Harborough Local Plan Policy CC4 and the National Planning Policy Framework.

7 Surface water drainage management

Prior to the first occupation of any of the dwellings hereby approved details of the long-term maintenance of the surface water drainage system within the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the surface water drainage system shall be maintained in accordance with the approved details.

REASON: To establish a maintenance regime that may be monitored over time that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development having regard to Harborough Local Plan Policy CC4 and the National Planning Policy Framework.

8 Surface water during construction

No development shall commence on site until details of the management of surface water on site during construction of the development have been submitted to, and approved in writing by, the Local Planning Authority. Surface water management during construction of the

development shall be carried out in accordance with the approved details.

REASON: To prevent an increase in flood risk, to maintain the existing surface water run-off quality, and to prevent damage to the final surface water management systems through the entire development construction phase having regard to Harborough Local Plan Policy CC4 and the National Planning Policy Framework.

9 Construction Traffic Management Plan

No development shall commence on the site until such time as a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority, including as a minimum:

- ~ details of the routing of construction traffic;
- ~ a detailed reactive and proactive road cleaning schedule, incorporating the use of road sweepers, on-site wheel wash facilities and the use of hand brooms on wheels and roads where necessary;
- ~ vehicle parking facilities for site operatives and visitors, and;
- ~ a timetable for their provision.

The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area and associated risks to highway safety having regard to Harborough Local Plan Policies GD8 and IN2, and the National Planning Policy Framework.

10 CEMP

No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:

- a) loading/unloading and storage of construction materials
- b) measures to control the emission of dust and noise during construction;
- c) a scheme for recycling/disposing of waste resulting from site preparation and construction works;
- d) hours of construction work, site opening times, hours of deliveries and removal of materials;
- e) full details of any piling technique to be employed, and the control of hours of use if relevant;
- f) location of temporary buildings and associated generators, compounds, structures and enclosures
- g) Contact details for site manager, including how these details will be displayed on site.

REASON: To minimise detrimental effects to the neighbouring amenities and the amenities of the area in general, having regard to Harborough Local Plan Policy GD8 and the National Planning Policy Framework.

11 CEMP (biodiversity)

No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

1. Identification of potentially damaging construction activities;
2. practical measures and sensitive working practices to avoid or reduce impacts during construction on protected species;
3. timing of works to avoid harm to nesting birds;
4. responsible persons for overseeing sensitive works;
5. use of protective fencing where required

The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.,

REASON: To ensure retention and protection of trees, protected species and their habitats during the construction phase of the development and beyond, and to accord with Harborough Local Plan policy GI5 and the National Planning Policy Framework.

12 Habitat Management and Monitoring Plan

The development hereby approved shall not commence until a 30 year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- a) Description and evaluation of the features to be managed;
- b) Ecological trends and constraints on site that may influence management;
- c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
- d) Description of the management operations necessary to achieving aims and objectives;
- e) Preparation of a works schedule, including annual works schedule;
- f) Details and a timetable of the monitoring needed to measure the effectiveness of management;
- g) Details of the persons responsible for the implementation and monitoring;
- h) Mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and
- i) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain.

REASON: To enhance biodiversity in accordance with Harborough Local Plan Policy GI5 and the National Planning Policy Framework and the Town and Country Planning Act 1990

13 Landscape and Ecological Management Plan

No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

1. description and evaluation of the features to be created/enhanced;
2. aims and objectives of management;
3. appropriate management options for achieving aims and objectives;
4. prescriptions for management actions;

5. work schedule;
6. species/seed mixes to be planted/sown;
7. ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To enhance protected, Priority and threatened species and their habitats and to accord with Harborough Local Plan policy GI5 and the National Planning Policy Framework

14 Energy/sustainability scheme

The appearance and layout reserved matters details required by condition 2 shall include full details of a sustainability scheme which shall:

- ~ follow the principles of the submitted Outline Energy and Sustainability Statement and the Energy hierarchy;
- ~ demonstrate how the design reduces the impact of overheating;
- ~ demonstrate how the development will meet the Future Homes Standard or BRE Home Quality Mark scheme or any other best practice standard which supersedes these;
- ~ provide a programme of implementation and management

REASON: to enable the development to mitigate the impacts of climate change, to provide sustainable development and to comply with Harborough Local Plan policy CC1 and the National Planning Policy Framework

15 Landscape Scheme

Prior to the first occupation of any of the dwellings hereby approved, a Landscape Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Scheme shall include the following details:

- o planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes, types, forms and proposed numbers/densities where appropriate;
- o earthworks showing existing and proposed finished levels or contours;
- o means of enclosure and retaining structures;
- o boundary treatments;
- o vehicle parking layouts;
- o other vehicle and pedestrian access and circulation areas;
- o hard surfacing materials;
- o minor artefacts and structures [e.g. furniture, play equipment, refuse or other storage units, signs, etc.];
- o proposed and existing functional services above ground [e.g. drainage, power, communications cables, pipelines etc. indicating alignments, levels, access points, supports as relevant];
- o retained historic or other landscape features and proposals for restoration, where relevant;
- o renewable energy installations where relevant;
- o lighting, floodlighting and CCTV;
- o water features;
- o communal EV charging stations where relevant;
- o an Implementation and Management Programme, including phasing of work where relevant.

Thereafter, the landscape scheme shall be implemented in accordance with the approved details.

REASON: To ensure that the development includes landscaping, planting, energy and infrastructure installations, boundary treatments and surfacing materials which are appropriate to the character and appearance of the development and the surrounding area, to protect drainage interests (promote sustainable drainage) and highway interests (prevent deleterious material and surface water entering the highway) having regard to Harborough Local Plan Policies GD2, GD5, GD8 and CC4, and the National Planning Policy Framework.

16 Levels

The appearance, layout and landscaping reserved matters details required by condition 2 shall include details of existing and proposed levels for the development. The details shall include finished ground floor levels of all buildings in relation to the existing and proposed site levels, the adjacent highway and adjacent properties, together with details of the levels of all accesses (to include pathways, driveways, steps and ramps). The development shall only be carried out in accordance with the approved details.

REASON: To safeguard the character and appearance of the area having regard to Harborough Local Plan Policies GD2, GD5 and GD8, and the National Planning Policy Framework.

17 Boundary landscaping

The layout and landscaping reserved matters details required by condition 2 shall include full details of boundary planting/landscape mitigation on the east boundary of the site including:

- ~ planting plans;
- ~ written specifications (including cultivation and other operations associated with plant and grass establishment);
- ~ schedules of plants noting species, plant sizes, types, forms;
- ~ proposed numbers/densities; and
- ~ a schedule of implementation.

The development shall only be carried out in accordance with the approved details.

REASON: To safeguard the character and appearance of the area having regard to Harborough Local Plan Policies GD2, GD5 and GD8, and the National Planning Policy Framework.

18 Housing Mix

The appearance, scale and layout reserved matters details required by condition 2 shall reflect the latest evidence of housing need as set out in the Harborough Local Housing and Employment Land Evidence 2024 or any other up to date evidence which supersedes this.

REASON: To ensure that the development delivers a mix of dwellings which meet local need, in accordance with Harborough Local Plan policy H5.

19 Accessible dwellings

The appearance, scale and layout reserved matters details required by condition 2 shall demonstrate that 4% of dwellings meet the accessible and adaptable standards in the Building Regulations [Part M4(2) Category 2] or any other up to date Approved Document or standard which supersedes this.

REASON: To ensure that the development meets the needs of occupiers who require greater degrees of accessibility and adaptability in accordance with Harborough Local Plan policy H5.

20 In accordance with surveys

The development hereby permitted shall be carried out in accordance with the following:

- ~ Section 7 (Tree Protection Measures) and Appendix B of the submitted Arboricultural Assessment (FPCR, May 2025)
- ~ section 5 of the Preliminary Bat Roost Assessment and Barn Owl Presence/Absence Survey (Allied Ecology, January 2024) unless otherwise agreed in writing by the LPA
- ~ sections 5.12 – 5.16 inclusive of the Breeding Bird Survey Report (FPCR, September 2025),
- ~ section 4 (specifically paragraphs 4.8 – 4.11 inclusive) of the Bat and Reptile Report (FPCR, September 2025).

REASON: To ensure retention and protection of trees, protected species and their habitats during the construction phase of the development and beyond, and to accord with Harborough Local Plan policy GI5 and the National Planning Policy Framework.

21 Highways – site access

Notwithstanding the submitted details, no part of the development hereby permitted shall be occupied until such time as the site access arrangements, including the visibility splays and offsite highway works generally shown on The Transport Consultancy drawing number 210950 100, Revision F, dated 8 September 2025 and which shall include further amendment and revision as may be required by detailed design have been implemented in full. The highway works should include:

- ~ extension of street lighting
- ~ relocation of the associated signing including existing gateway feature on Beeby Road
- ~ lining and;
- ~ further Road Safety Audit(s) where required.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner and to provide pedestrian connectivity / safety and this is in the interests of general highway safety and to mitigate the impact of the development having regard to Harborough Local Plan Policies GD8 and IN2, and the National Planning Policy Framework.

22 Highways – off-site footway

Notwithstanding the submitted drawings no part of the development shall be occupied until such time as the extension to the footway on the eastern side of Beeby Road between the development hereby permitted and Mount View Road generally shown on The Transport Consultancy drawing number 210950-103, dated 8 September 2025 have been implemented in full.

REASON: To mitigate the impact of the development, to provide a safe pedestrian route and in the general interests of highway safety having regard to Harborough Local Plan Policies GD8 and IN2, and the National Planning Policy Framework.

23 Travel Plan

The measures and incentives included in The Transport Consultancy Travel Plan (TP) Document Reference: 210950-07, 'Framework Travel Plan - Land East of Beeby Road, Scraftoff', dated December 2025 shall be implemented in full from first occupation unless an alternative timetable is submitted to and approved in writing by the Local Planning Authority.

REASON: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport having regard to Harborough Local Plan Policies GD8 and IN2, and the National Planning Policy Framework.

APPENDIX B – S106 OBLIGATIONS

Request by HDC	Obligation for Community Facilities contribution		
Amount /Detail	Delivery	CIL Justification	Policy Basis
ca. £237,00.00 for the purpose of funding improvements to existing community facilities in the vicinity of the Development including those within the HDC Built Facilities Strategy, the Scaptoft Neighbourhood Plan and consultations with local relevant groups. The final amount invoiced will reflect the housing mix.	100 % to be paid to HDC prior to the Commencement of Development	See full CIL justification from HDC Parish and Community Facilities Officer on file The development would place additional demands on community facilities and the contribution would be allocated to projects supporting community facilities in the Parish of Scaptoft. The projects evidenced will benefit the new residents of the proposed development.	HDC Planning Obligations Supplementary Planning Document June 2022 Built Sports Facilities Strategy 2019 Harborough Local Plan Policy IN1. Scaptoft Neighbourhood Plan policy S14
Request by HDC	Affordable Housing		
Amount /Detail	Delivery	CIL Justification	Policy Basis
The proposal for 200 dwellings would generate 80 (40%) of the dwellings on the site to be affordable dwellings, with 60% of these as social or affordable rented units and the remaining as Shared Ownership or Intermediate units. Priority for allocation is to be given to those people with a	No trigger specified in the response, to be agreed.	To help create sustainable, inclusive and mixed communities	Harborough Local Plan Policies H2 and IN1. Scaptoft Neighbourhood Plan policy S4 HDC Planning Obligations Supplementary Planning Document June 2022

local connection to Scraftoft Parish.			
Request by HDC	Open Space		
Amount/Detail	Delivery	Justification	Policy Basis
Off-site contributions for: Parks & Gardens - £84,640.00 Outdoor Sports - £427,830.00 Allotments/Community gardens - £9660.00 (or provision onsite) Greenways - £56,580.00 Cemeteries & Burial grounds - £36,340.00 All other contributions onsite (amenity greenspace, natural & semi-natural greenspace, children and young people's provision) with commuted sums payable if applicable for ongoing maintenance	50% of onsite landscaping to be provided prior to 50% occupation of the dwellings; 100% of off-site contributions to be paid prior to 50% occupation of the dwellings.	To provide opportunities for informal recreation and socialising, burial places within the District, increase biodiversity, promote wellbeing and health benefits and ensure accessibility for all.	HDC Playing Pitch Strategy HDC Open Spaces Strategy 2021 HDC Provision for Open Space and Recreation 2021 Harborough Local Plan policies GI2 and IN2 HDC Planning Obligations Supplementary Planning Document June 2022. Scraftoft Neighbourhood Plan policy S14
Request by HDC	Waste		
Amount/Detail	Delivery	Justification	Policy Basis
£26,568.00 for the provision of 1no black- and 1no blue-lidded household waste and recycling receptacles per household.	Unspecified in the response.	See full CIL justification of HDC Waste consultation response on file	Harborough Local Plan Policy IN1

Request by LCC	Libraries		
Amount /Detail	Delivery	CIL Justification	Policy Basis
£6039.54 towards increasing capacity (stock/reading materials) at Thurmaston Library based on a total assumed occupancy of 600 people	No trigger specified in the response. To be spent within 10 years or as drafted in the Legal agreement	See full CIL justification from LCC Libraries on file This contribution would be used at to provide improvements to this library and its facilities, including, but not limited to, books, materials, or associated equipment or to reconfigure the internal or external library space to account for additional usage of the venue arising from an increase in members to the library as a result of this development. This contribution may also be spent to fund new library provision	Leicestershire County Council Planning Obligations Policy (2019). Harborough Local Plan Policy IN1.
Request by LCC	Ecology		
Amount /Detail	Delivery	CIL Justification	Policy Basis
£10,150.00 for monitoring, site visits and enforcement of the significant on-site biodiversity gain on behalf of the LPA	No details given in response	To ensure mandatory monitoring of significant on-site biodiversity net gain, and any off-site gains which are not proposed via a Conservation Covenant	Schedule 9A of the Town and Country Planning Act 1990 (as amended)
Request by LCC	Schools		
Amount /Detail	Delivery	CIL Justification	Policy Basis
£91,780.00 for Primary Education at Fernvale Primary School and St Luke's Church of England Primary School £47,672.06 for Primary SEND education at Wigston Birkett House Community Special School. £65,224.80 for Secondary SEND education at	No trigger specified in the response. To be spent within 10 years or as drafted in the Legal agreement	See full justification from LCC Schools on file. When taking into account other planned/approved developments in the area, and in accordance with LCC's calculations, the proposal generates a deficit of 3 pupil places at Fernvale Primary School and when taking into consideration the other primary schools within a two-mile walking distance from the development there is an overall deficit of 5 places. There is an overall deficit of 25 places for primary SEND provision and a deficit of 25 places for secondary SEND provision. There is a	Leicestershire County Council Planning Obligations Policy (2019). Harborough Local Plan Policy IN1. Scraftoft Neighbourhood Plan policy S14

Wigston Birkett House Community Special School. £312,052.00 for Early Years education at Fernvale Primary School, a new school being built or by enhancing/improving other existing early learning provision in the locality of the development.		deficit of 17 Early Years child places arising from the development. The contribution is sought to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Fernvale Primary School, St Luke's Church of England Primary School and Wigston Birkett House Community Special School (within the DfE approved planning area) or any other school within the locality of the development including a new school.	
Request by LCC	Highways		
Amount /Detail	Delivery	CIL Justification	Policy Basis
£10,570.00 for 1no Travel Pack per dwelling (based on 200 dwellings) £177,000.00 for 2no six-month bus passes per dwelling (based on 200 dwellings) £80,000.00 per annum for a maximum of 5 years (total £400,000.00) towards the extension of the Zone 3 Fox Connect Service or (alternative Demand Responsive Transport service) to include Scraftoft and serve the development. A residential Travel Plan monitoring fee of £6,000.00 for LCCs Travel Plan Monitoring system.	From first occupation/ from commencement of development	To encourage sustainable travel to and from the site and to establish changes in travel behaviour from first occupation. To enable LCC to provide support to effectively implement and monitor the Travel Plan. To mitigate the impact of the development on the highway network	Leicestershire County Council Planning Obligations Policy (2019). Harborough Local Plan Policy IN1. NPPF

£2,000.00 towards a revised configuration of the A47 Uppingham Road / Station Road signalised junction			
Request by the ICB			
Amount /Detail	Delivery	CIL Justification	Policy Basis
£193,600.00 towards providing additional clinical accommodation at The St Elizabeth Medical Centre and the Bushby & Billesdon Surgery, or another healthcare facility that would be directly impacted by the proposed population, for example a new healthcare facility.	Prior to first Occupation	See full CIL justification from the NHS ICB on file The development is proposing 200 dwellings which, when based on the average occupancy of dwelling averaging 2.42 patients, would result in an increased patient population of approximately 484 generated by the proposal.	Harborough Local Plan Policy IN1.
Request by HDC	Obligation for Monitoring Fee		
Amount /Detail	Delivery	CIL Justification	Policy Basis
In accordance with Section 4.5 of the HDC Planning Obligations SPD.	To be confirmed	To cover the costs of monitoring payments and implementation of the developer contributions and scheme.	Part 10 of the Community Infrastructure Levy (Amendment) (England) Regulations 2019 permits a local authority to secure fees to monitor and report on planning obligations contained within a Section 106 agreement, especially where the scale of development is complex and needs long term monitoring.

			HDC Planning Obligations Supplementary Planning Document June 2022
Request by LCC	Obligation for Monitoring Fee		
Amount /Detail	Delivery	CIL Justification	Policy Basis
£300.00 or 0.5% (whichever is greater) per financial obligation in favour of the County Council	Within 14 days of commencement	To cover the costs of monitoring payments and implementation of the developer contributions and scheme.	Leicestershire County Council Planning Obligations Policy (2019).

NOTE 1: Indexation may be applied to the above figures.

Appendix 2 Phase 2 Land off Beeby Road - Vision Document

PHASE 2
LAND OFF BEEBY ROAD
SCRAPTOFT, LEICESTERSHIRE



VISION DOCUMENT
OCTOBER 2026

BLOOR HOMES[®]

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Author: SH Checked by: JDH

BLOOR HOMES[®]



VISION



New Homes for All

The proposals can provide up to approximately up to 350 new homes, including affordable homes for the local area. The Site will provide a range of house types, tenures and sizes to suit local housing need.



Open Spaces for People and Nature

The proposals will create large new areas of public open space, as well as new areas for ecology and biodiversity, whilst retaining as much of the existing trees and hedgerows as possible. The proposals will create new habitats for nature and provide an attractive setting for new homes which will encourage wellbeing and accessibility to nature.



Connectivity and Accessibility

The development is sustainably located with a range of services and facilities within walking and cycling distance. These are supported by the provision of new and enhanced active travel routes across the Site, including enhancements of the existing Public Rights of Way and potential connections into the immediate surrounding area.

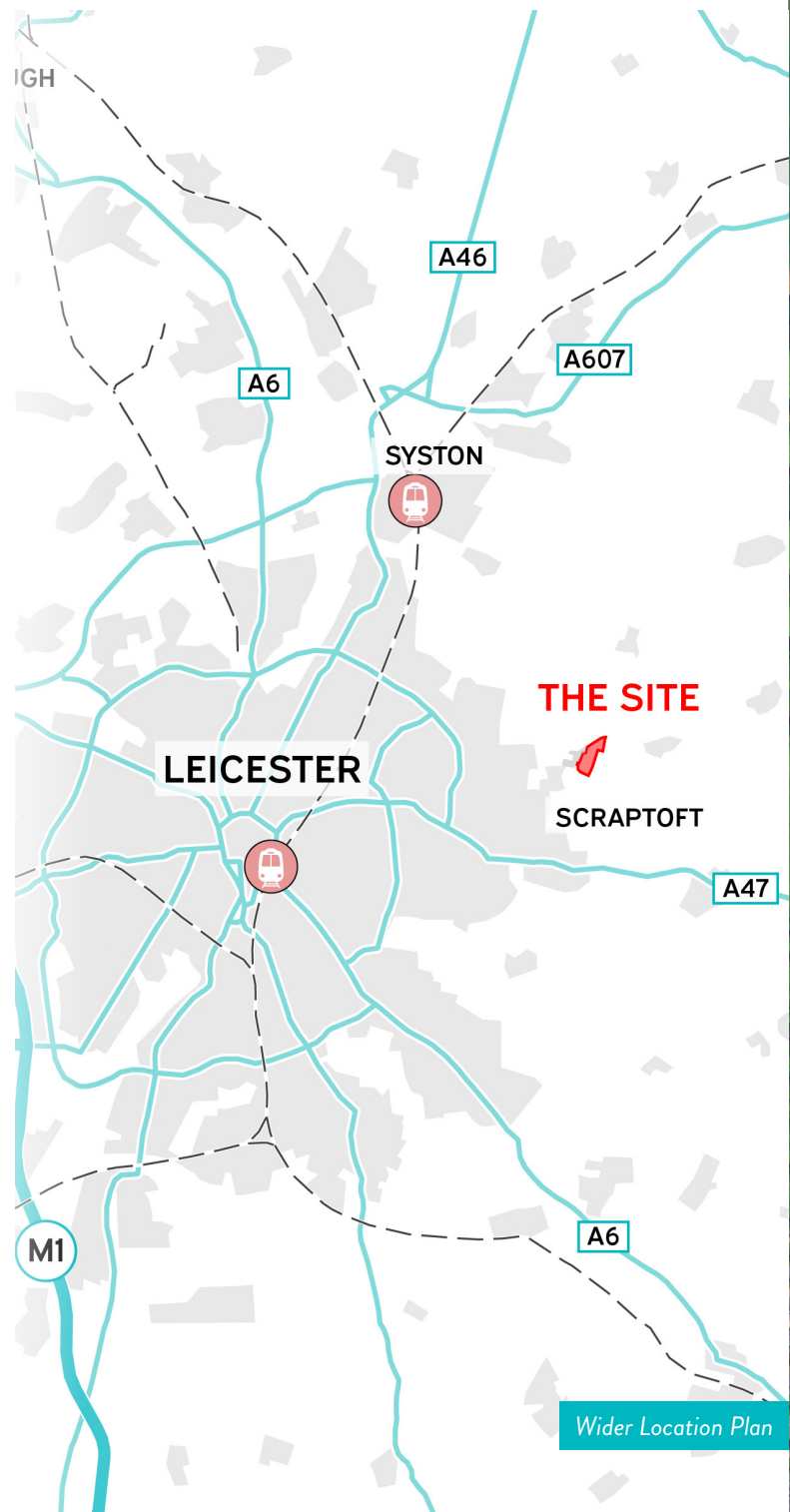
INTRODUCTION

This Vision Document has been prepared by Stantec on behalf of Bloor Homes, who are promoting the Site at Land off Beeby Road, Scraptoft for residential development.

The purpose of this document is to support the promotion of the Phase 2 Site to accommodate residential development and associated public open space as an extension to the Phase 1 land. The key aims and objectives of the document are to:

- Present a Vision and Design Framework which has guided and shaped the proposals.
- Review the Site in the context of current Planning Policy.
- Present an understanding of the Site and the local context and collate key opportunities and constraints affecting the Site and design proposals with regard to each key discipline.
- Present the emerging concept masterplan, supported by an explanation of the key design principles that have informed it.

The outline planning application (25/00767/OUT) for up to 200 dwellings on the Phase 1 land was resolved to grant at Planning Committee on 16th April 2026, subject to a Section 106.





PHASE 1 Outline
planning application
for up to 200
dwellings resolved to
grant,
subject to s106

PHASE 2
20.62 Ha

PLANNING POLICY CONTEXT

Development Plan

The Site lies within Harborough District and is subject to the following Development Plan documents:

- Harborough Local Plan 2011-2031 (adopted April 2019);
- Leicestershire Minerals and Waste Local Plan to 2031 (adopted September 2019); and
- Scrattoft Neighbourhood Plan (made February 2016)

Supplementary Planning Documents (SPDs) provide additional guidance but do not form part of the statutory Development Plan.

Harborough Local Plan 2011-2031

The Harborough Local Plan establishes the vision, objectives and spatial strategy for growth across the District to 2031. It seeks to maintain Harborough's character as a predominantly rural district while ensuring communities have access to high quality homes, services and infrastructure in sustainable locations.

Key objectives relevant to the Site include:

- Meeting housing needs through a range of market and affordable homes;
- Directing development to sustainable locations;
- Protecting and enhancing local services and facilities; and
- Delivering high quality design that reflects local character and distinctiveness.

The Local Plan provides for at least 12,800 dwellings across the plan period, including a contingency allowance to support housing delivery. Key policies include Policy SS1 (Spatial Strategy), Policy GD2 (Settlement Development), Policy H1 (Provision of New Housing) and Policy H2 (Affordable Housing).

Policy H2 requires 40% affordable housing on schemes of 10 or more dwellings, with a preferred tenure split of 75% affordable/social rent and 25% affordable home ownership products, unless a justified alternative is agreed.

Emerging Local Plan Review

Harborough District Council commenced a full review of its adopted Local Plan in 2021. The emerging Harborough Local Plan has subsequently progressed beyond the Regulation 18 Issues and Options stage and has been subject to Regulation 19 consultation and was submitted for independent examination in April 2026.

The emerging Local Plan covers the period from 2020 to 2041 and identifies a housing requirement of 13,182 dwellings over the Plan period. This comprises an annual requirement of 657 dwellings per annum between 2020 and 2036, including a contribution towards meeting unmet housing needs arising from Leicester, followed by 534 dwellings per annum between 2036 and 2041.

The emerging Local Plan identifies the settlements adjoining the Leicester Urban Area as a Tier 1 location within the settlement hierarchy. This includes Scrattoft, which is identified as one of the District's most sustainable locations for growth due to its proximity and connectivity to Leicester and its access to a wide range of services, facilities and public transport opportunities. The emerging Plan directs a significant proportion of future development towards the Adjoining Leicester Urban Area, including a draft allocation for up to 175 dwellings at Beeby Road.

Scrattoft Neighbourhood Plan

The Site falls within the Scrattoft Neighbourhood Plan area (2015-2028), made in February 2016.

Policy S3 (Housing Mix) requires new residential development to provide an appropriate mix of housing types informed by up-to-date evidence of housing need, including provision for older people.

The Scrattoft Neighbourhood Plan has been approved to go to referendum on the 8th October 2026 and all main modifications have been accepted by the Council and Qualifying Body. Consultation being undertaken in January 2026.

National Planning Policy Framework

The National Planning Policy Framework (NPPF), published in August 2026, is a material consideration in the determination of planning applications and sets out the Government's national policies for plan-making and decision-making on development proposals in England. The NPPF promotes sustainable development through economic, social and environmental objectives and places significant emphasis on increasing the delivery of homes to meet identified needs. Relevant provisions include:

- The presumption in favour of sustainable development under Policy S3, including the requirement that proposals which accord with the development plan and relevant national decision-making policies should be approved without delay; and Policy S5, which seek to ensure that new development delivers high quality, sustainable and well-integrated growth that responds positively to local character and community needs.
- Meeting the evidenced housing needs of local communities, to which Policy HO7 requires substantial weight to be given;
- Supporting the delivery of a sufficient supply and range of homes, including homes of different sizes, types and tenures to meet identified needs;
- Making effective use of land and directing development towards suitable and sustainable locations;
- Creating well-designed, sustainable and healthy places, supported by appropriate infrastructure, accessible green infrastructure and opportunities for walking, wheeling and cycling; and
- Ensuring that development contributes towards sustainable and resilient communities.

The Government continues to place significant importance on ensuring that sufficient land is available to meet housing needs and that planning decisions give appropriate weight to the benefits of proposals which contribute towards meeting evidenced local housing needs.

The objective of Section 6 of the NPPF is to support the delivery of a substantial increase in the supply of homes by ensuring a sufficient amount and variety of land can come forward where needed. The national policy context therefore reinforces the importance of identifying and delivering sustainable housing sites capable of contributing to the District's housing needs, including the provision of affordable homes and supporting infrastructure.

The Council identify in their emerging Local Plan the Phase 1 land for residential use and therefore confirm it is a suitable location for housing.

LOCAL CONTEXT

The Site lies on the north-eastern edge of Scraptoft, approximately 0.6km from the village centre.

Facilities and Services

There are a number of facilities and services within walking distance of the Site. These facilities include local shops, a community centre, parks and play areas within Scraptoft as well as schools, pubs and medical facilities further afield within Leicester.

The Site is within walking distance of a number of sports, recreational and community facilities including Scraptoft Nature Reserve, Aylestone St. James RFC, Scraptoft Golf Club, Scraptoft Community Hub and Edith Cole Memorial Park.

There are a number of schools in the local area with the closest Primary School being Scraptoft Valley Primary School, approximately a 20 minute (1.6km) walk from the Site. Additionally there is the potential to include a site for a new 1FE Primary School as part of the proposals for the site.

Transport

Bus

The closest bus stop to the Site is located to the south on Beeby Road approximately 0.6km from the Site frontage, serving the 56 and 56A routes. The 56 and 56A run between Scraptoft and Haymarket Bus Station in Leicester City Centre with a daytime frequency of approximately one bus per hour across both services.

Train

The closest train station to the Site is Leicester located approximately 7.2km (a 17 minute drive or 33 minute cycle) from the Site. Leicester is a major railway station offering regular services to Birmingham New Street, Stanstead Airport (via Cambridge and Peterborough), London St Pancras, Nottingham, Lincoln and Sheffield.

Walking/Cycling

The Site is located within close proximity of a number of Public Rights of Way, with the opportunity to create new cycle and pedestrian routes within the Site linking to the surrounding countryside and local centres. A proposed new footway from the site to Mount View Road as part of the Phase 1 approved scheme, there are also two existing PRoWs crossing the Site.

Car

The Site is accessed from Beeby Road, via Phase 1 land. Beeby Road is the main road running through Scraptoft, linking the A47 to the south, connecting Leicester to the west and Peterborough to the east.

- 
- Site Boundary
 - - - Public Rights of Way
 - 400m Walking Distances
 -  Community Facilities
 -  Schools
 1. Hargus Primary School
 2. Scraptoft Valley Primary School
 3. Orchard Mead Academy
 4. Keyham Lodge School
 5. Kestrel Mead Primary Academy (Infant Site)
 -  Proposed School (Neighbouring Development)
 -  Proposed Local Centre (Neighbouring Development)
 -  Pubs + Restaurants
 -  Medical Centres + Pharmacies
 -  Supermarkets + Local Shops
 -  Scraptoft Local Nature Reserve
 -  Aylestone St. James Rugby Football Club
 -  Nearby Bus Stops



OPPORTUNITIES AND CONSTRAINTS

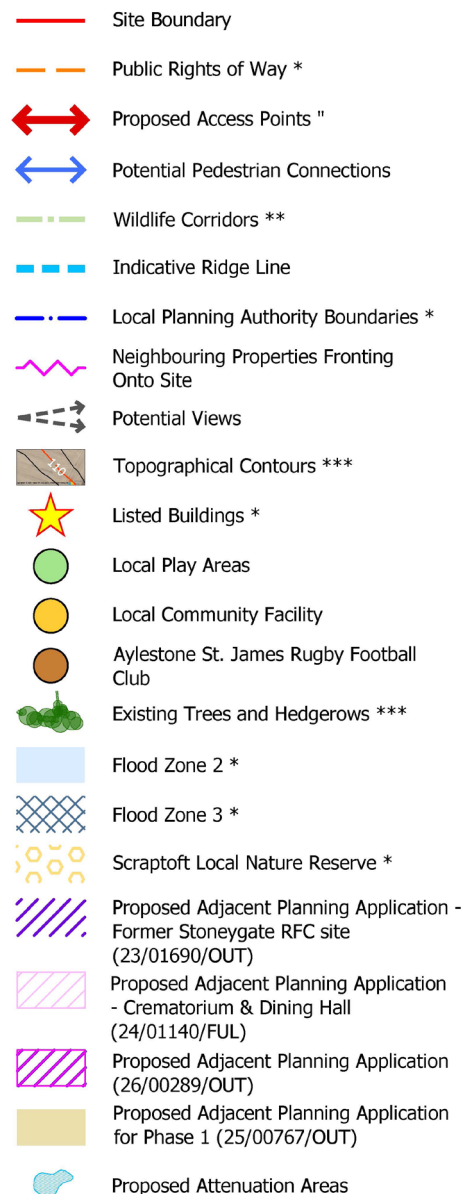
The Constraints and Opportunities Plan opposite demonstrates a number of key opportunities and constraints located on the Site and in the surrounding area.

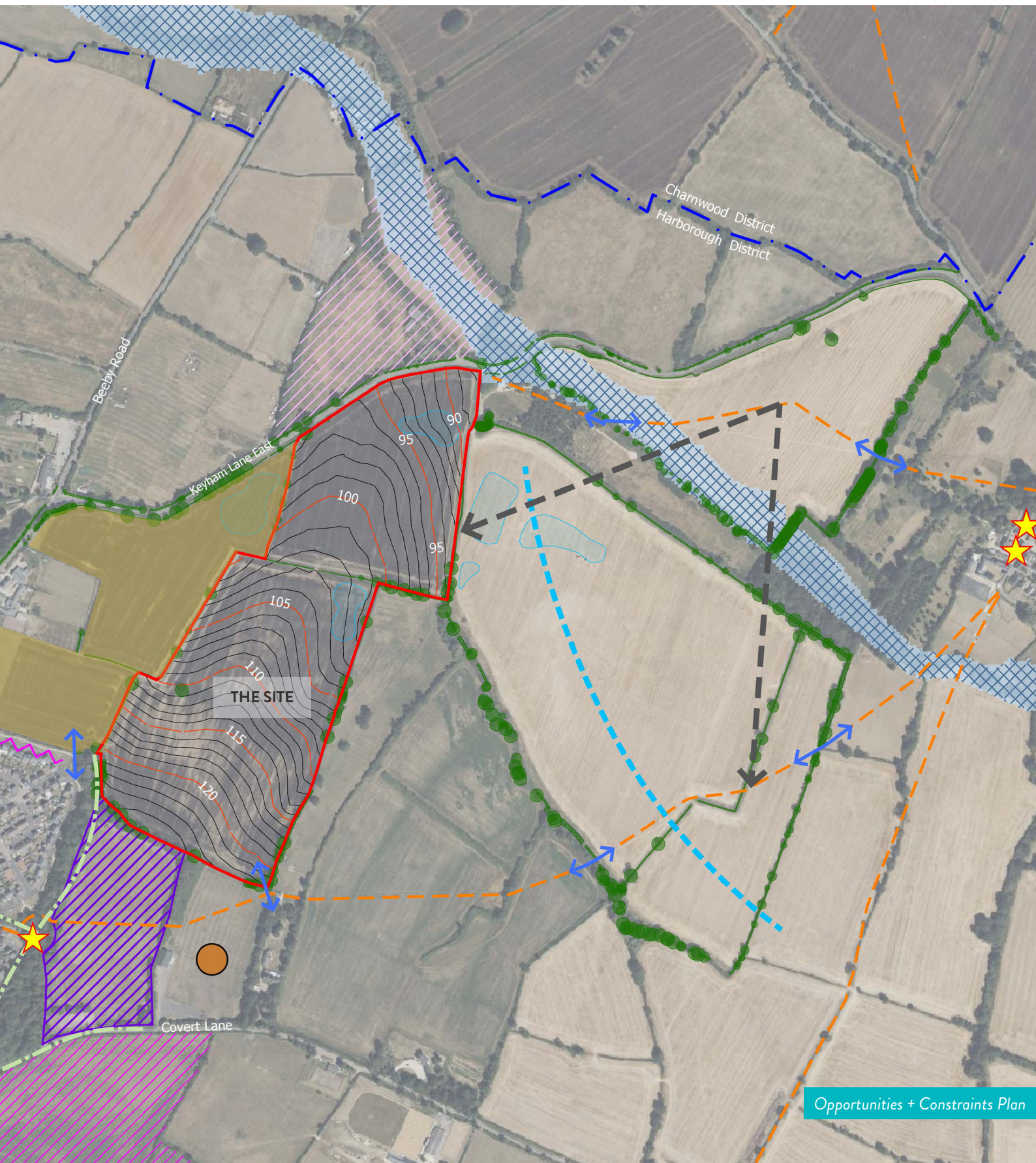
Opportunities

- There is an opportunity to create a suitable new vehicular access onto Beeby Road that will work with the proposals at the Scraptoft Phase 1.
- There are opportunities to create pedestrian and cycle links throughout the Site including into the adjacent development to the south and enhancements to existing public rights of way crossing the Site to improve local connectivity and accessibility and provide key active travel routes.
- There are a number of services, recreational facilities and community facilities within walking distance of the Site.
- The topography of the Site can be used to locate attenuation features as part of a sustainable drainage strategy for the Site.
- There are a number of trees and hedgerows along site boundaries and within the development which can be retained and enhanced to inform green corridors, enhanced habitats and add character to the proposals.
- Through the creation of new open space, habitats and ecology areas there is an opportunity to provide a 10% Biodiversity Net Gain across the site.

Constraints

- There are a number of listed buildings in the surrounding area which will be considered as part of the design proposals.
- There is an area of Flood Zone 2 and 3 located within the north-eastern parcel which will have a considered design response and appropriate mitigation.
- Adjacent development frontages to the south will be considered and responded to appropriately.



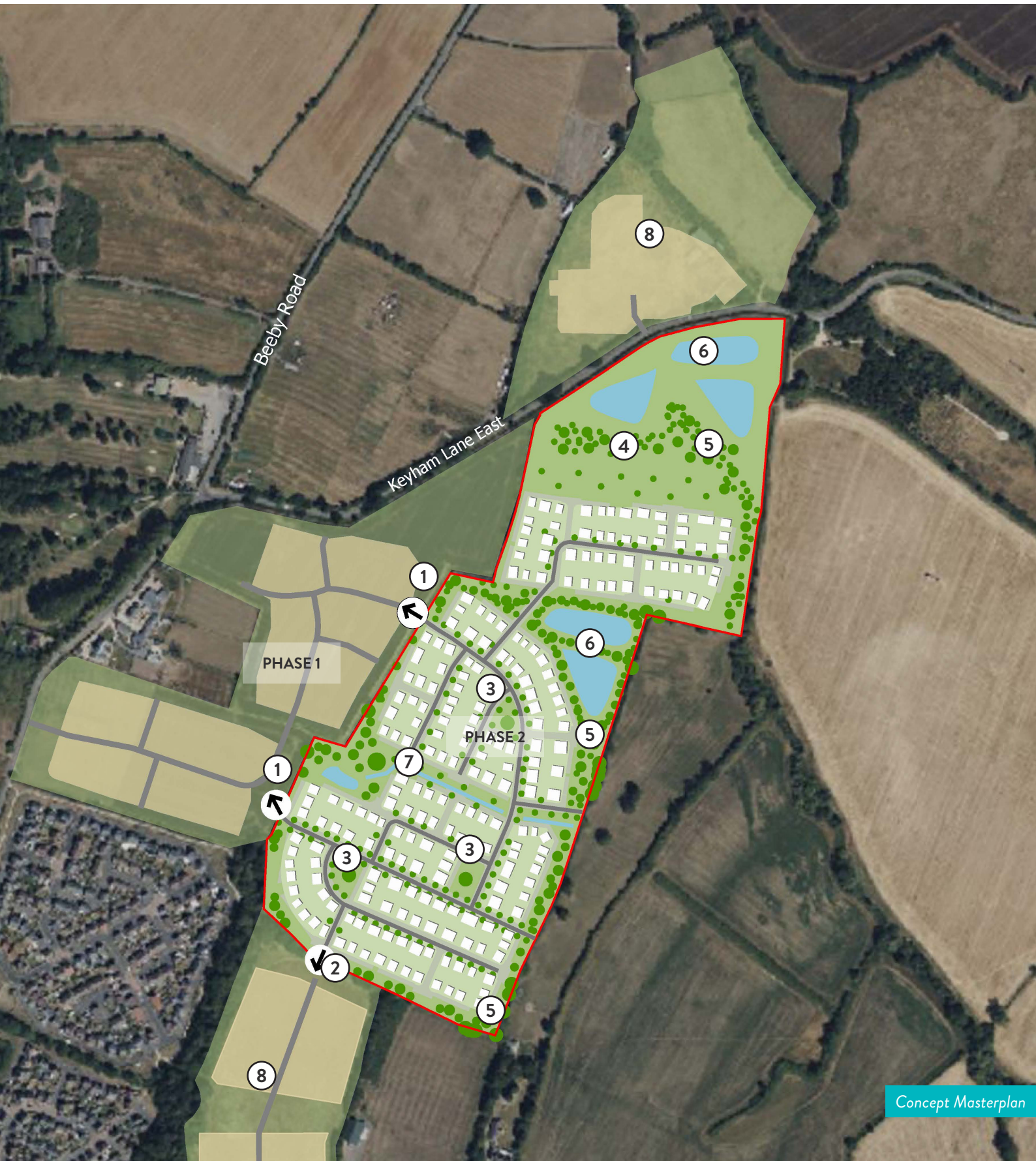


DESIGN PROPOSAL & CONCEPT

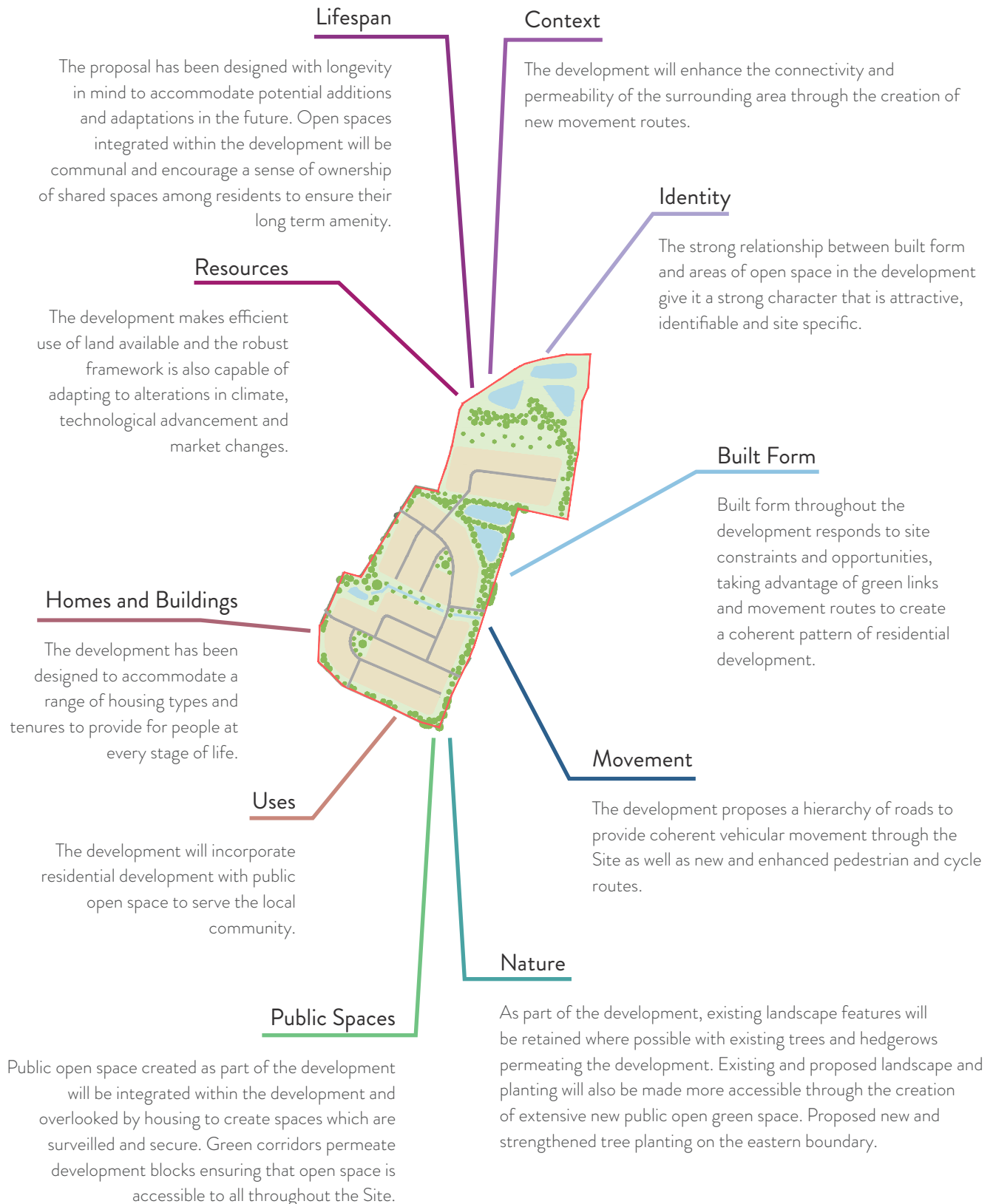
The Concept Plan for Phase 2 is presented opposite. The plan has been prepared in response to the overall Constraints and Opportunities Plans detailed in the previous sections. A summary of the key design principles of the Site are listed below:

- The concept masterplan shows approximately 9.98ha of residential development, amounting to approximately up to 350 dwellings (at 30-35 dph) with a provision of policy compliant affordable housing.
 - The primary access and movement corridors across the Phase 2 Site have been developed to link with the key vehicular access from Phase 1.
 - Residential blocks have been developed with dual active frontages overlooking key open space and landscape, providing natural surveillance.
 - The Site is characterised by rolling topography with a central ridge to the east which provides vantage views out towards the existing green open space. The lower, flatter areas of the Site provides an opportunity for drainage features, which enhance biodiversity.
 - A strong network of existing hedgerows and mature trees creates a network of green spines across the Site. These green spines provides a network of green corridors, sustainable drainage features and connected pedestrian and cycle routes.
 - The proposals also includes for a number of new attenuation features as part of a new sustainable drainage system throughout the Site.
 - A proposal to add and strengthen tree planting on the eastern edge of the Phase 2 land.
- ① Access from Phase 1
 - ② Future Access Point
 - ③ Pocket Park
 - ④ Public Open Space
 - ⑤ Screening Vegetation
 - ⑥ Attenuation Ponds
 - ⑦ Swale Feature





DELIVERING A WELL DESIGNED PLACE



SUMMARY OF KEY BENEFITS



Provision of up to approximately **350 new homes**, made up of market housing and policy compliant affordable housing.



The development will be responsive to its location creating a **new transitional edge** to Scraptoft. The existing landscape boundaries will be enhanced with new planting where appropriate with improved landscape buffers along the boundaries of the development.



The development has the potential to deliver a **new area for habitats, ecology and biodiversity** through the introduction and retention of green and blue infrastructure as well as new public open space.



The Site can accommodate a range of environmentally conscious features including new **renewable technologies and building methods** to create environmentally sensitive homes. This in addition to its sustainable location will help to create an environmentally responsible, highly sustainable development which can meet zero carbon and energy requirements.



The Site is sustainably located and **well served by the local facilities** within Scraptoft, such as pubs, pharmacies, shops, primary schools, sports and community facilities as well as services in Leicester beyond.



The development has the potential to **improve pedestrian and cycle connectivity** to local facilities, services and the surrounding countryside through the creation of new pedestrian and cycle links as well as the enhancement of existing public rights of way crossing the Site.

