Harborough Local Plan Examination in Public

Previous Local Plan allocation: Scraptoft North

Summary of Assessment and Reasons for De-allocation

Planning application (19/00700/OUT), submitted October 2019

Outline application for: residential development (up to 1,200 dwellings); construction of local centre with retail (AI, A3, A4, A5), healthcare (DI) and community (D2) uses; care accommodation (C2); two form entry primary school; multifunctional green infrastructure network; creation of nursery (DI) within Nether Hall Cottage; provision of open space including sport and recreational facilities, parks, play areas and other open space; landscaping; formation of surface water storage ponds; means of access into the site (not internal roads) and associated highway works; with all other matters (relating to appearance, landscaping, scale and layout) reserved.

Summary of Viability evidence

The above outline planning application was submitted on 23rd October 2019, which also included provision for 40% affordable housing.

Whilst the application was in progress, asbestos contamination was discovered on the site which would require safe removal by a specialist.

The planning obligations for education were £26,602,464 but there would also be further requirements to mitigate some of the developments impacts on the local transport network, contributions towards healthcare and green infrastructure including biodiversity net gain.

In December 2023, the applicant commissioned a viability report by CBRE (as appended to this note) which stated that the scheme was unable to meet the planning obligations for it to be viable. The report concluded that the site would only be viable if it delivered 0% affordable housing and could only contribute £3.327M in planning obligations. This only met 12.5% of the education infrastructure requirements, without accounting for any of the other contributions required to enable the site.

Leicestershire County Council provided a revised infrastructure requirement statement of £20,716,645 on the 6th June 2025. The site was still unable to meet its planning obligations.

The Council received no further information from the applicant and despite requests no timetable for when outstanding information would be provided to the Council to enable it to determine the application. Consequently, on 7th October 2025, under Regulation 40(13)(a) of the Town and Country Planning (Development Management Procedure)

(England) Order 2015 (as amended) the Council informed the applicant that the application would be disposed of.

Strategic Housing Land Availability Assessment (SHELAA) HSG-NLP 6

SHELAA Site Companion Guide (Feb 2024)

The site was initially assessed in the Strategic Housing Land Availability Assessment (SHELAA) under site reference 24/10117 (Scraptoft North SDA).

The conclusions of the site assessment may be found on page 590. The assessment concluded that the site was developable in 16+ years' (with an estimated Capacity of 983 dwellings).

Whilst the site was identified as being Suitable and Available, the site was identified as being Not Achievable due to the costs associated with remediating the site and infrastructure requirements resulting in the site being unviable. The cost of relocating the golf course and demolition of existing buildings further impacted on the viability and deliverability of the site. Excerpt below:

Scraptoft, 24/10117, Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane, Scraptoft

Suitability: Suitable	The site is located on the edge of the existing built-up area, adjacent to existing and recent new residential development. There are no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market. Loss of biodiversity habitats and a local sports facility currently on the site would require mitigation and management.
Availability: Available	No legal or ownership impediments. landowner has expressed an interest to sell, and an option has been agreed with a developer.
Achievability: Not achievable	The costs associated with remediating the site mean the site is not viable. The scale of development would require significant infrastructure improvements within the local area, which further impact upon the financial viability of the development. Relocation of golf course, and associated demolition of existing buildings present additional matters that need to be addressed before delivery of the whole site can progress. The approach to BNG would need to be considered given likely existing levels of biodiversity on the site. Given these factors, the site is considered not achievable.
	Conclusions
Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 16+ years

Site Selection Methodology PRE-NLP 5: Feb 2025

SSM Main Report - Para 3.3 (see Excerpt below) – Sources of Potential Land Supply: explains that due to viability and deliverability constraints the site is assessed as developable in 16+ years in SHELAA, and as such, is not taken forward into Stage 2 of the assessment.

SSM Appendix 2 gives the reason for its rejection (see below):

Outstanding (Residual) Allocations

- Remaining allocations from the currently adopted Local Plan (*Harborough Local Plan 2011-2031*): All remaining allocations under the current Local Plan that have planning permission, with the exception of site allocation SC1: Scraptoft North Strategic Development Area, are included within housing supply. This site has not been taken forward as an allocation within the new Local Plan, due to viability and deliverability constraints. The site has been assessed within the SHELAA as developable within the 16+ timeframe.

SSM Appendix 2: Stage 1 SHELAA sites rejected not taken forward from the SHELAA:

10117	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane, Scraptoft (Scraptoft SDA)	Scraptoft	The site is not developable within the Local Plan period.

Sustainability Appraisal S-NLP 3: Feb 2025 - Appendix E: Council's reasons for Selecting of Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10117	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	No	The site is not developable within the Local Plan period.