

# SCRAPTOFT NEIGHBOURHOOD PLAN

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2015-2028

# Scraptoft Neighbourhood Plan: 2015-2028

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# Scraptoft Neighbourhood Plan: 2015-2028

## Neighbourhood Plans

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

## The Scraptoft Neighbourhood Plan area

- 2 The Scraptoft Neighbourhood Plan area comprises the parish of Scraptoft which is situated to the north of Harborough District in Leicestershire, on its boundary with Leicester City. The parish amounts to 530 hectares.

- 3 Scraptoft lies on the built-up edge of Leicester on the east side of the City and north of the A47. The resident population is 1,804 and there are 734 households (2011 Census). Scraptoft adjoins the settlements of Thurnby and Bushby.



- 4 Scraptoft was designated as a Neighbourhood Area on 29 October 2012. The Plan has been prepared by Scraptoft Parish Council with the support of the Scraptoft Neighbourhood Plan Steering Group.

## What we have done

- 5 In October 2013, we undertook a survey of local households to identify the key issues that the neighbourhood plan needs to look at. Local people were then able to influence where new development can take place and which areas should be protected at a public consultation event that took place at the Village Hall on 22 March 2014.
- 6 The feedback from these events and information about the area helped us to prepare a document that set out the key issues and options for the future development of the area. A summary of this document was circulated to all households in the parish in September 2014 along with a questionnaire seeking comments. 118 completed questionnaires were received and you can see the results on our website: <http://scraptoft.leicestershireparishcouncils.org>
- 7 The questionnaire results helped us to prepare a (Pre-Submission) Draft version of the Scraptoft Neighbourhood Plan. A summary of the Draft Plan was delivered to all premises within the Parish, we consulted key stakeholders and we arranged a 'drop in' session to provide people with an opportunity to examine the contents of the

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Plan and to discuss it in more detail with Parish Councillors. A six week pre-submission consultation period on the proposed Neighbourhood Plan ended on Monday 2 March 2015.

- 8 All the comments received were considered by Scraptoft Parish Council and used to amend the draft Neighbourhood Plan. The Scraptoft Neighbourhood Plan was then submitted to Harborough District Council for publication and a further six-week public consultation before being sent to an Independent Examiner.
- 9 The Examiner recommend that following some modifications, the Plan is submitted to a local referendum.

### Next Steps

- 10 Harborough District Council will arrange a referendum and, if the Plan is passed by a simple majority of those voting, the District Council will adopt it.
- 11 When the Plan is ‘made’, it will form part of the statutory Development Plan for the area. Harborough District Council will continue to be responsible for the determination of planning applications within the Scraptoft Neighbourhood Area. Applications will be determined in accordance with the policies within this Neighbourhood Plan and other relevant parts of the Development Plan for Harborough District, unless material considerations indicate otherwise.

### Sustainable Development

- 12 Our Neighbourhood Plan must contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
  - an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  - a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
  - an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 13 This Plan, taken as a whole, constitutes our view of what sustainable development in Scraptoft means in practice.

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## European Union (EU) obligations

- 14 A Neighbourhood Plan must be compatible with EU regulations in order to be legally compliant. The Strategic Environmental Assessment (SEA) Directive seeks to provide high level protection of the environment by integrating environmental considerations into the processing of plans.
- 15 Harborough District Council undertook an SEA and Habitat Regulation Act screening exercise to establish whether a full SEA was required. This was published in March 2015 and can be downloaded from our website. The Council concluded that it is unlikely that there will be any significant environmental effects arising from the Scraptoft NP that had not already been covered in the Sustainability Appraisal of the Core Strategy. As such the Council determined that a full SEA was not required.

## Key Issues

### Housing

- 16 We don't have a free hand over how the plan is prepared. It must have regard to the National Planning Policy Framework and the development plan for the area - the Harborough Core Strategy. Our Neighbourhood Plan will cover the same period as the Harborough Core Strategy i.e. to 2028.
- 17 The Harborough Core Strategy requires Scraptoft, along with Thurnby and Bushby to provide for a significant amount of housing growth. A lot of development has already taken place in Scraptoft, including Scholars Grange, and there are more houses in the pipeline with the development of Strawberry Fields, South Lawns and off Pulford Drive. Nevertheless, there remains a considerable amount of development pressure. Furthermore, Harborough District Council is currently preparing a new local plan to replace the Core Strategy and this may require even more housing growth.
- 18 We want to ensure that local people have the opportunity of living in a decent home which they can afford. This means making sure that the size, type, tenure and range of housing that takes place takes account of local needs.

### Local Identity

- 19 Local people want to protect the identity of Scraptoft and prevent the village core from merging with neighbouring settlements. We also want to conserve our heritage, protect important green areas and improve the design of new development so that it respects local character.

### Services and Facilities

- 20 Local residents want access to basic services and facilities without the need to travel, especially by car. While the village has a newsagent, a small co-operative store, Post Office, church, pub and village hall there are no healthcare facilities and local people want to see better community, recreation and children's play facilities.
- 21 With such a large amount of development taking place there will be an impact on the existing, and the need for new, infrastructure, services and amenities. Developers should contribute towards the cost of providing additional infrastructure.

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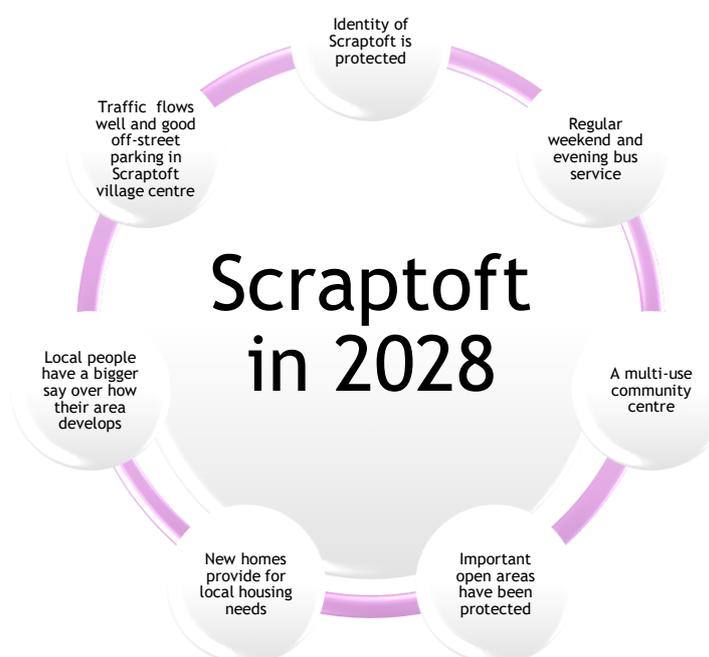
## Transport

- 22 Scraptoft old village has narrow roads with sharp corners and a one-way system through the heart of its historic core. There are growing traffic congestion issues that will get worse with planned housing growth. Car parking is a particular problem in the centre.
- 23 There are concerns about the level of traffic passing through the village, but much of this is through traffic. Local people are also concerned with vehicle speeds and parking enforcement. These are not matters for the Neighbourhood Plan but the Parish Council will continue to take these matters up with the police.
- 24 While there is a regular bus service to Leicester, there is no evening and Sunday service. This makes it difficult for people without access to a car to get about. For example, young people find it difficult to go to the City centre during the evening and older people cannot easily visit friends and relatives in hospital on Sundays.

## Vision

- 25 In setting out our aims for the Neighbourhood Plan it is vital to consider how the area should be at the end of the plan period. Our plan needs to be aspirational, but realistic. From our 2014 questionnaire survey, 75% of households support our vision:

FIGURE 1: SCRAPTOFT NEIGHBOURHOOD PLAN VISION



## Objectives

- 26 Below are the objectives that have provided the framework for the preparation of the Neighbourhood Plan. They are derived from our vision:
- To protect the identity of Scraptoft
  - To provide a multi-use community centre

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- To protect important open areas
- To ensure new homes provide for local housing needs
- To ensure that traffic flows well and there is good off-street parking in Scraptoft village centre
- To give local people have a bigger say over how their area develops

27 The Parish Council would also like to see a regular weekend and evening bus service.

### Implementation

28 There is no point in preparing a Neighbourhood Plan which cannot be delivered. To help implement the Scraptoft Neighbourhood Plan we have engaged key stakeholders at an early stage and identified what infrastructure is needed to support the plan.

29 Almost all development has some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts are detrimental and so it is only fair that new development pays a share of the cost of providing additional infrastructure.

30 Scraptoft will also contribute. Having drawn up this Neighbourhood Plan, if Harborough District Council adopts a Community Infrastructure Levy, Scraptoft Parish Council will receive 25% of any planning levy charged on new developments in the area and this will be used to help implement our proposals.

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## Housing

### Housing Supply

31 The Scraptoft Neighbourhood Plan must support the strategic development needs set out in the Harborough Core Strategy, including policies for housing development. The Core Strategy requires Scraptoft, Thurnby and Bushby to provide for at least 880 homes between 2006 and 2028. At 31 March 2015, 382 of these have already been built, but there was planning permission for a further 551. This means that the Core Strategy's minimum housing requirements for the area have been met.

32 Many of the houses built and with planning permission are in Scraptoft. Of the 221 houses waiting to be built in Scraptoft, most are on three large housing sites:

- Persimmon are building the Strawberry Fields development consisting of 113 houses at Beeby Road. At 31 March 2015, 75 homes had been built leaving 38 with planning permission. 29 of the homes will be affordable.
- The Scraptoft Hall development will provide 61 homes. The hall will be converted to 8 apartments with 11 dwellings. Davidson Homes are building 42 dwellings in the grounds of the former campus, called South Lawns. At 31 March 2015, ten houses had been built;
- Jelson was granted outline permission for 130 houses off Pulford Drive in June 2014.

33 More recently, in July 2015, Harborough District Council agreed to grant outline planning permission for up to 178 new homes at Beeby Road (Ref: 14/01637/OUT). This means that there are around 400 new dwellings which can be built in Scraptoft.

34 The Harborough Strategic Housing Land Availability Assessment (SHLAA) identifies future sources of land for housing to help identify potential, developable housing sites. This makes it clear that there is considerable pressure for even more housing development in Scraptoft.

35 Not only has Harborough Core Strategy's minimum housing requirement for Scraptoft, Thurnby and Bushby been met but local people feel that Scraptoft has accommodated more than its fair share of growth. Having looked at the level of services and facilities, market conditions and housing need, there is no evidence to suggest that a higher level of housing development should take place in Scraptoft relative to Thurnby and Bushby parish. 86% of local households agreed that should there be an additional housing requirement it should be met within Thurnby and Bushby.



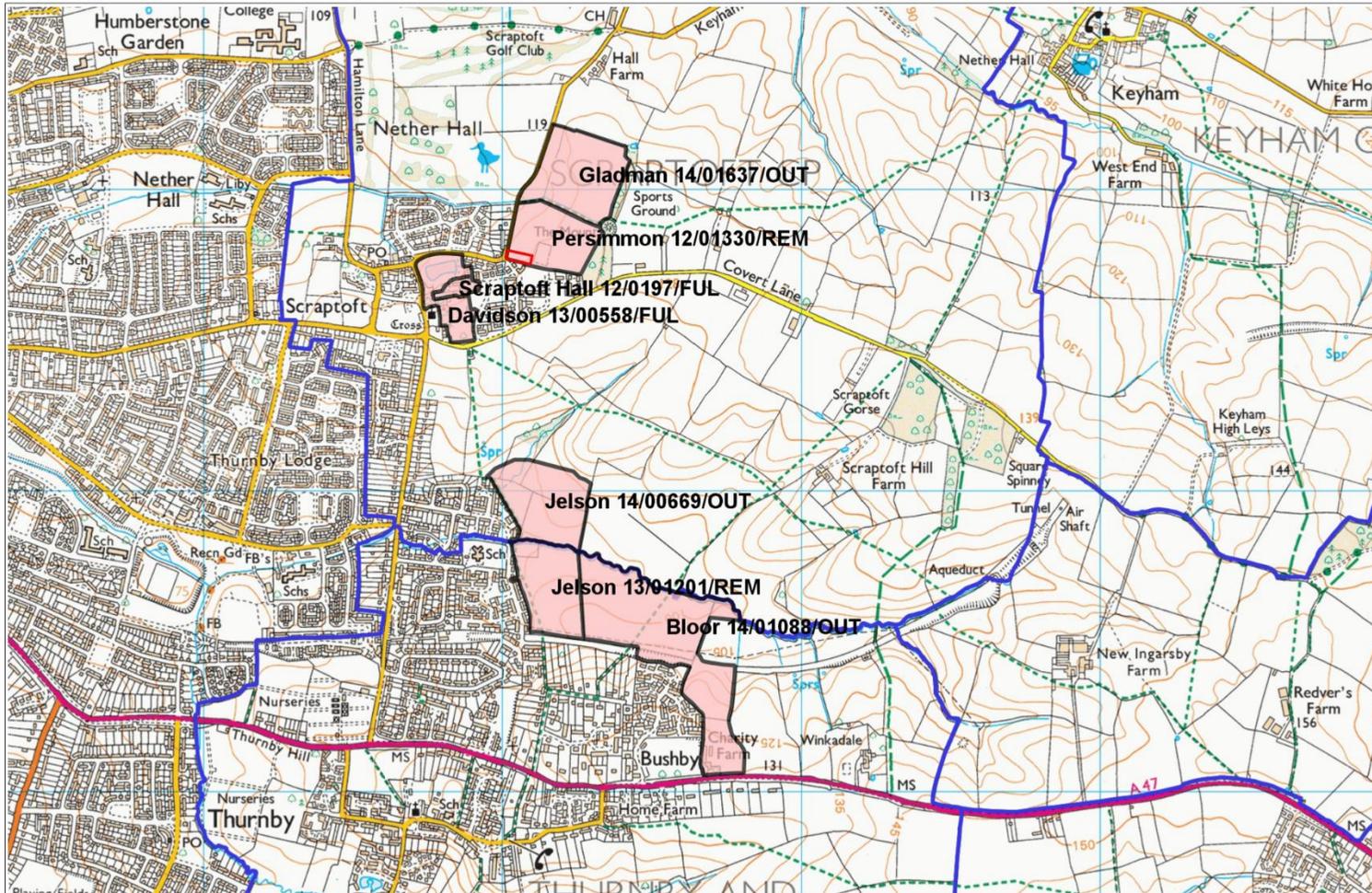
# Scraptoft Neighbourhood Plan: 2015-2028



## Commitments

Large housing sites in Scraptoft, Thurnby and Bushby with planning permission or a resolution to permit.

Scraptoft CP



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# Scraptoft Neighbourhood Plan: 2015-2028

## Policy S1: Housing Provision

The minimum housing provision for Scraptoft for the period 2006 to 2028 has been met. Permission for housing development within the Scraptoft Limits to Development, as defined on the Policies Map, will be granted if the development:

- i) is in keeping with the scale, form and character of its surroundings;
- ii) does not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution; and
- iii) has safe and suitable access to the site for all people.

## Beeby Road

36 In our Draft Neighbourhood Plan we identified a Housing Reserve Site at land east of Beeby Road, north of the Strawberry Fields development currently being built by Persimmon. The site was to be released for development only if certain criteria were met.

37 Gladman Developments Ltd submitted an outline planning application for approximately 180 new homes on this site in December 2014 (Ref: 14/01637/OUT). The outline application allowed all details, other than the main site access, to be agreed following a “reserved matters” application at a later stage.



38 Although the Draft Neighbourhood Plan’s criteria had not been met, and despite objections from local people, on 28 July 2015 Harborough District Council agreed to grant planning permission for up to 178 houses subject to agreement on S106 obligations. The Agreement has not yet been completed and permission is in outline only. We have therefore decided to retain criteria that would inform any reserved matters, full or new outline planning application for the site.

## Policy S2: Beeby Road

Land to the east of Beeby Road, northwest of The Mount, as shown on the Policies Map, is identified as a housing commitment for up to 178 dwellings. Planning permission for reserved matters will be supported subject to the following criteria:

- A existing footpaths shall be retained and new links, including cycleways, created between the development and:
  - i) the Strawberry Fields development;
  - ii) the new Community Hall;
  - iii) footpath D26A.
- B a landscaping scheme should be implemented to provide for an improvement in biodiversity and include:
  - i) the retention of important ponds, trees and hedgerows;
  - ii) planting along the northern and eastern boundary of the site to provide a soft, landscaped edge to the northern entrance to Scraptoft;

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- iii) a landscaped area of at least 20m depth between Beeby Road and the new houses;
- iv) on-site allotment provision;
- v) an appropriately designed, constructed and maintained sustainable drainage system.

### Meeting Local Housing Needs

- 39 Although many of the homes being built will help meet the needs of Leicester, we still want to plan for a mix of housing to meet the needs of people living locally. However, the only large sites where we can influence the size, type, tenure and range of housing is the Jelson development at Pulford Drive and the proposed Housing Reserve Site.
- 40 While evidence is not readily available at the local level, using data from the 2011 Census we know that the Household Lifestage profile for Scraptoft is similar to Harborough district as a whole. This means that we need to make special provision for the needs of older people. We also know that greater provision needs to be made for young people as Scraptoft has a greater share of children living with mum and dad.

### Older Households

- 41 Provision of market housing units which cater for older households is a key supply gap which urgently needs to be addressed. While 'land hungry' bungalows are not attractive for developers, it is important that efforts are made within new developments to provide for older households.



- 42 The majority of older households in Scraptoft are owner-occupiers and so are most likely to require market solutions to housing problems. Based on household projections, demand from this age group is expected to increase substantially over coming years.

### Policy S3: Housing Mix

New housing development shall provide for a mix of housing types that will be informed by the most up to date Strategic Housing Market Assessment and local evidence of housing need. In particular, applicants will need to demonstrate how the housing needs of older households will be met.

### Affordable Housing

- 43 Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable homes also have to remain affordable for future eligible households. New Affordable housing will be allocated initially to people with a local connection, including those living, working or with close family ties in Scraptoft.

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- 44 The Harborough Core Strategy requires 40% of new dwellings to be Affordable housing. The Strawberry Fields development will provide about 29 affordable homes and the Jelson development around 50 more. It is likely that this will be sufficient to provide for the local need for affordable housing.

### **Policy S4: Affordable Housing**

All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Scraptoft Parish (i.e. including living, working or with close family ties in the Parish).

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## Local Identity

- 45 The built-up part of the plan area is located to the west of the parish where there are two distinct areas.
- 46 Scraptoft village core is centred on Hamilton Lane and Main Street, and on Scraptoft Hall and All Saints Church off Church Lane. This area lies north of Scraptoft Lane and Covert Lane. The historic village centre is still clear, despite modern housing developments between Main Street and Stocks Road and to the north along Beeby Road.
- 47 Within Scraptoft there are also significant areas of largely residential development that are part of the urban fringe of Leicester. These include:
- The White House PH and houses south of Scraptoft Lane;
  - Housing west of Station Lane including Southfield Close, Lyncroft Leys, Rose Acre Close and Orchard Close; and
  - Housing east of Station Lane including most of Cranbrook Road, Springbrook Drive, Pulford Drive (north of Fernvale Primary School), Padgate Close and Leybury Way.
- 48 In these areas, the southern boundary of the parish is formed by the Thurnby Brook.
- 49 The more suburban areas of Scraptoft are separated from the village core by important green areas including Edith Cole Memorial Park and agricultural land north of Scraptoft Lane and east of Station Lane.
- 50 We want to preserve the two distinctive community areas and maintain the separation of the village core from suburban Scraptoft. We will do this by recognising the unique landscape that characterises the area, protecting the countryside between the Scraptoft village core and the suburbs of Leicester, identifying green areas of local importance, and conserving and enhancing heritage assets and the natural environment.

## Landscape

- 51 Scraptoft lies within the High Leicestershire Landscape Character Area on its western edge. To the east of Scraptoft the typical undulating landform of High Leicestershire opens up views to and from the countryside. Lower lying land is visually sheltered and development can be screened from longer distance views. Higher locations on ridge tops present open views where development would be highly visible and should be avoided.

### Policy S5: Landscape Protection

Development that will have a significant adverse impact on topography and landform or lead to the removal of important features of the historic landscape, including parks and gardens, estates and mature hedgerows and woodlands, will not be permitted. New development on the edge of the built-up area of Scraptoft should incorporate design and mitigation measures that minimise any adverse impact on the surrounding landscape.

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## Protecting the countryside between settlements

### Green Wedges

- 52 The Harborough Core Strategy (Policy CS8 and CS15) allows for the identification of a Green Wedge between Scraptoft and Leicester to the north of Scraptoft. This area is to be safeguarded from development to prevent the coalescence of the two settlements and provide recreational facilities and access to the countryside for residents.
- 53 The detailed boundary of Green Wedge was originally defined in the Scraptoft, Thurnby and Stoughton Local Plan (1987) and was carried forward into the Harborough District Local Plan (2001) with no change. A review of the Green Wedge was undertaken by Harborough District Council in 2011 and we have used this to help define a new boundary for the Green Wedge in the Scraptoft Neighbourhood Plan. In defining the Green Wedge we recognise its potential for contributing to Leicester's Green Infrastructure.

#### Policy S6: Green Wedge

The open and undeveloped character of the Leicester/Scraptoft Green Wedge, as defined on the Policies Map, will be retained.

### Area of Separation

- 54 The Harborough Core Strategy also allows for an Area of Separation to be identified (Policies CS8 and CS15) to the east of Station Lane and south of Covert Lane. This will prevent the coalescence of Scraptoft village with development adjoining Thurnby and Bushby to the south. The boundary of the Area of Separation takes account of the outline permission for 130 houses off Pulford Drive that was granted in June 2014.

#### Policy S7: Area of Separation

The Area of Separation, as defined on the Policies Map, will be maintained to the east of Station Lane and south of Covert Lane, to ensure the retention of identity of Scraptoft and prevent coalescence with the villages of Thurnby and Bushby.

### Countryside

- 55 To prevent the sprawl of development into the countryside and to protect the landscape setting of Scraptoft we have identified Limits to Development. The Limits to Development include the permitted housing developments at Strawberry Fields, South Lawns and Pulford Drive. We do not want development to extend to the full extent of the Limits to Development as land within and on the edge of these sites is to be landscaped. Land outside Limits to Development will be protected from housing development. In the Countryside development will be limited to agriculture, forestry, renewable energy, recreation, tourism and other developments that require a rural location.

#### Policy S8: Countryside

The Countryside (land outside the Scraptoft Limits to Development as defined on the Policies Map) will be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be limited to that which requires a rural location.

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## Local Green Space

56 Local people have been given opportunities to identify, for special protection, green areas of particular significance to them. This local significance could be because of the green area's beauty, historic importance, recreational value, tranquillity or richness of its wildlife. By designating land as Local Green Space, we will be able to rule out new development other than in very special circumstances.



57 However, because of the Green Wedge, Area of Separation and Countryside protection policies, we will only identify Local Green Spaces that are within Limits to Development. The Local Green Spaces identified in the Scraptoft Neighbourhood Plan are:

- Edith Cole Memorial Park: An open space recreation area located opposite All Saints Church on Church Hill. The public park has been designated for its recreation value, its central location and contribution to the heritage of Scraptoft.
- Stocks Green: This site is easily accessible from the village centre and forms a characteristic feature of Scraptoft. The site is valued by the community and is well related to All Saints Church and Scraptoft Hall.
- All Saints Church and Scraptoft Hall: Some of the green area around All Saints Church and Scraptoft Hall has been protected through a S106 agreement. Designation will help retain views of the Church and Hall. Part of the site was the original kitchen garden of a demolished farmhouse. The site contributes to the setting of Edith Cole Memorial Park and the Church. The site is also of local nature conservation value.
- Scholars Grange: these two recreation areas have been protected through a S106 agreement. They provide views over the ancient stables and outbuildings of Scraptoft Hall and include a children's play area.

### Policy S9: Local Green Spaces

The Local Green Spaces identified on the Policies Map will be protected and enhanced. Development which is harmful to these Local Green Spaces will not be approved.

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ParishOnline

Local Green Space

Scraptoft CP 



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## Historic Environment

58 Scraptoft was recorded in the Domesday Book as Scrapentot, part of Gartree wapentake. It was held by Coventry Abbey, and had increased in value from 2 shillings at the time of the Norman Conquest to 40 shillings in 1086.

## Scraptoft Conservation Area

59 Scraptoft Conservation Area was designated in 1994. The Conservation Area incorporates the original village core of Main Street, Hamilton Lane to the complex of Nether Hall and its outbuildings, and Scraptoft Rise. Within this area a number of buildings exhibit an attractive vernacular quality and include examples of Swithland slate roofing. The Conservation Area also includes the large square of open space of the Edith Cole Memorial Ground which with its surrounding hedges recalls the agricultural history of the settlement.



60 Physically apart from, but historically linked to the old village is the area east of Church Hill which comprises the Church with churchyard, and Scraptoft Hall with some of its grounds. Of particular importance are the screen gates to the west of Scraptoft Hall, the pond to the north and the garden spaces to the south and west.

## Scheduled Ancient Monument

61 The churchyard cross in All Saints' churchyard is situated near the south porch of the church and is believed to stand in its original position. While most of the cross survives from medieval times, subsequent restoration shows its continued use as a public monument and amenity.



## Listed Buildings

62 There are 12 buildings in Scraptoft listed for their special architectural or historic interest:

Location	Grade
Scraptoft Hall	II*
Walls, Gate Piers and Gates at Scraptoft Hall	II*
Grotto north of Covert Lane	II
Cross at Churchyard of All Saints	II*
Scraptoft Hill Farmhouse, Covert Lane	II
Rose Cottage, Main Street	II

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Location	Grade
Stableblock at Scraptoft Hall	II
Church of All Saints	I
Old Parsonage, Church Hill	II
The Cottage, Hamilton Lane	II
Pear Tree Stores (J Ball, Newsagent), Main Street	II
Nether Hall, Hamilton Lane	II

### Design

- 63 Many developments in Scraptoft consist of standard, ‘identikit’ homes that typify new developments built by some volume house builders. Some of our housing looks exactly the same as developments elsewhere and could be anywhere in the country. Too often new developments are dominated by the same, identikit designs that bear no resemblance to local character.
- 64 We now expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the individual character of Scraptoft and create places that work well for both occupants and users, and are built to last.
- 65 The overall scale, density, massing, height, landscape, layout, materials and access of new development should be sensitive to the character of the local area. Just because poor design has been allowed in the past doesn’t mean that we will allow it to continue.

### Policy S10: Design

All new developments should reflect the distinctive character of Scraptoft as demonstrated by the traditional architectural features and building materials evident in the Scraptoft Conservation Area.

## Geodiversity, Ecology and Biodiversity

### Scraptoft Local Nature Reserve

- 66 Scraptoft Local Nature Reserve (LNR), on the Beeby Road to the north-east of Scraptoft village, was once a prisoner of war camp, but now contains scrub, a mature hedgerow, trees, a pond and a ditch known as Scraptoft Brook. There is only informal public access to the land. The LNR is managed by Leicester City Council.
- 67 Scraptoft Local Nature Reserve provides an important green barrier between the built-up area of Scraptoft and the surrounding agricultural and formal manicured landscapes. Its mosaic of habitats complements and reflects the village gardens that border its southern side. Together these provide a sheltered refuge for wildlife. The Local Nature Reserve is also part of the Green Wedge, providing a link between Scraptoft and the surrounding countryside through public open space, footpath and bridleway.

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## Protected and Notable Species

- 68 There are numerous badger records, many of which relate to setts.
- 69 There is a bat roost in the north of Scraptoft. Mature trees, hedgerows, water courses and areas of linear woodland and scrub in the vicinity of the roost are highly likely to be used by the bats as dispersal routes to foraging grounds and other roost sites.
- 70 All ponds have the potential to support breeding amphibians (including the possibility of Great Crested Newt).
- 71 Notable species previously recorded for the wider area include golden plover, goldfinch, starling and green woodpeckers. Local farmland has the potential to support farmland birds of high conservation interest. Tall hedgerows and areas of dense scrub on the former railway line provide nesting opportunities.

## Wildlife Corridors

- 72 A wildlife corridor is an area of habitat connecting wildlife populations separated by human activities or structures (such as roads and development). This allows an exchange of individuals between populations, which may help prevent the negative effects of inbreeding and reduced genetic diversity that often occur within isolated populations. Corridors may also help facilitate the re-establishment of populations that have been reduced or eliminated. Five wildlife corridors have been identified in Scraptoft:

Feature	Location	Description and Function
Semi-natural broad-leaved woodland	North east of Scraptoft village	Linear section of woodland including 'The Mount' and linking several mature hedgerows, including one bordering Covert Lane and likely to be used by commuting bats particularly given the presence of a known bat roost nearby. Part of this woodland has Parish Level importance for nature conservation.
Scraptoft Brook and hedge	North of Scraptoft village	Mature hedge leading westwards from the woodland at 'The Mount' and running along the edges of Scraptoft Local Nature Reserve.
Hedgerow	North east of Scraptoft village	Bordering Covert Lane. Likely to be an important commuting route for bats given the proximity of a known roost and connectivity to suitable surrounding habitats.
Thurnby Brook	Southern boundary of parish	The brook and hedgerow have designation as being of Parish Level importance. Together they will form an important corridor to facilitate dispersal and provide habitat for bats and aquatic species.

## Scraptoft Neighbourhood Plan: 2015-2028

Dismantled Railway	Southern boundary of parish	Both the dismantled railway and the adjacent hedgerow form a valuable corridor through nearby residential areas. This has been highlighted as being of value at Parish Level.  The presence of nearby known bat roosts reinforces its importance as a wildlife dispersal route.
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### Policy S11: Biodiversity

New development should not harm the network of local ecological features and habitats. New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity.

The retention and improvement of Scraptoft Local Nature Reserve is supported. Improvements should include:

- i) maintaining the quality and increasing the extent of species-rich grassland;
- ii) improving the appearance and biodiversity value of boundaries;
- iii) information to the public; and
- iv) public safety

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## Services and Facilities

- 73 While Scraptoft has shops, a post office, pub, small business centre and recreation area we do not have a primary school or a GP surgery. With a growing population, local people want to see an improvement in village services and facilities and, in particular better access to health services, a multi-use community facility and allotments.

### GP Surgery

- 74 Community consultation has identified particular concerns about healthcare provision within Scraptoft. There is no GP surgery, dentist or pharmacy in Scraptoft although there are a few doctors' surgeries within a couple of miles. We have consulted NHS England about the possibility of a village facility. They told us that there is no new investment in the short-term and a new facility for Scraptoft would not be a priority. Instead, NHS England are looking to make best use of existing premises and the Billesdon practice has a facility in Bushby which could be expanded in terms of number of sessions offered if demand increases.
- 75 Healthcare makes an important contribution to making local communities sustainable. If there was to be any more development beyond that already permitted, we think a GP surgery in the village is essential and an important part of making Scraptoft a sustainable place to live.

### Community Hall

- 76 Scraptoft Village Hall on Scraptoft Rise is very small and has limited facilities. We are currently looking to provide a new multi-use community hall close the Strawberry Fields development off Beeby Road. We already have outline planning permission and we are looking to secure funding. The new facility will provide more community space, opportunities for multi-faith worship, indoor recreation and activities for young people-many of the things local people said



Scraptoft needs. The new Community Hall will be planned so that it can provide a branch GP surgery. A new community hall is also essential for the future of the village and is supported by over two-thirds of local households.

#### Policy S12: New Community Hall

A new Community Hall will be developed on land at Beeby Road (see Policies Map). The Community Hall will provide a multi-use facility that will incorporate recreation facilities and will be capable of hosting a branch GP surgery.

### Allotments

- 77 Allotments offer an improved quality of life, an enjoyable hobby, low-cost food, relaxation and contact with nature. For children, gardens offer places to play and to learn about nature. For the elderly and disabled, gardens offer an opportunity to meet people, to share in activity with like-minded people, and to experience activities like planting and harvesting.

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- 78 There are no allotments in Scraptoft, or in the neighbouring Thurnby and Bushby parish. However, there is considerable interest in providing allotments for local people.

### Policy S13: Allotments

Community allotments will be provided at Beeby Road (see Policies Map).

### Infrastructure

- 79 New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.
- 80 To enable the level of housing development set out in this Plan to take place, there will need to be improvements at Fernvale Primary School, a new Community Hall and sports & recreation provision. However, the Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.

### Policy S14: Infrastructure

New development will be supported by the provision of new or improved infrastructure as set out in policies S2, S4, S10, S12, S13 and S17, together with financial contributions for the following off-site infrastructure requirements:

- i) the provision of additional school places at Fernvale Primary School and secondary schools arising from the development subject to confirmation from the Local Education Authority; and
- ii) the provision of a new Community Hall to include healthcare facilities;
- iii) the improvement, remodelling or enhancement of sports and recreation provision in Scraptoft including the provision of allotments.

Contributions will be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary. To ensure the viability of housing development, the costs of the Plan's requirements will be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

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## Transport

### Car Parking

- 81 The village's shops, post office, business centre, village hall and recreation ground are all located in the village centre. Most of these facilities have no car park, so cars park on the street. Car parking and manoeuvring adds to traffic congestion and detracts from the Conservation Area. While the centre has a one-way system, the roads are narrow with sharp corners and a history of road accidents. Housing growth will simply add to the problems.
- 82 The neighbourhood plan can't be used to enforce speed or parking restrictions, but we have looked at the possibility of a village centre car park. In particular, if the Village Hall is no longer needed once the new community centre is built, there is some local support for the site being used for parking.

#### Policy S15: Village Centre Parking

Once the new Community Hall has been constructed, the redevelopment of the existing Village Hall as an off-street car park will be supported provided there is no significant ongoing requirement for the community facilities it provides.

- 83 New housing developments should include a generous level of car parking to minimise the need for on-street car parking within Scraptoft.

#### Policy S16: Parking Standards

At least two off-street car parking spaces shall be provided for each new dwelling. A minimum of three such spaces should be provided for four-bedroom or larger dwellings.

### Buses

- 84 The main bus service is the Arriva 56 service from Humberstone Gate. Buses circle through Scraptoft village, travelling along Covert Lane through the David Wilson estate, along Beeby Road and up Church Hill, then down Station Lane, turning left into Pulford Drive. The service runs every half hour Monday to Saturday. There is no evening or Sunday service.
- 85 While the Arriva 53/53A service is more frequent and runs every day and in the evening, the nearest stop is at the top of Bowhill Grove - beyond a reasonable walking distance for many Scraptoft households. The First Bus 38 'Red Line' to Nether Hall runs every 15 minutes weekdays and hourly on a Sunday, but it is also too far away for many residents.
- 86 To encourage the use of sustainable transport, we would like all new houses to be provided with a Travel Pack containing information about the local area, advice on local transport bus services, cycle routes, taxi information, walking maps and journey planning assistance. The pack should also contain application forms for two, free, 6-month bus passes for the local bus service, to encourage the use of sustainable transport.

# Scraptoft Neighbourhood Plan: 2015-2028

## Monitoring

- 87 Our Neighbourhood Plan will be monitored, to evaluate the success of its policies and proposals and to identify whether future reviews of the plan are needed. In particular, the following may trigger a review of the Neighbourhood Plan.

## National Planning Policy Framework

- 88 In December 2015, the Government began consultation on some specific changes to national planning policy. These changes included amendments to the national planning policy definition of affordable housing.

## Harborough Local Plan

- 89 Furthermore, Harborough District Council is currently preparing a new local plan to replace the Harborough Core Strategy. The new Harborough Local Plan is likely to cover the period to 2031. Harborough District Council will take our Neighbourhood Plan into account in preparing the new local plan but we will need to review our Neighbourhood Plan to ensure that it conforms to the new proposals and requirements.

