

Scraptoft and Thurnby Policies

CHAPTER 13

SCRAPTOFT AND THURNBY

Introduction

- 13.1** Scraptoft and Thurnby adjoin the eastern edge of Leicester alongside the A47. Despite their proximity to Leicester both settlements retain their original village character.
- 13.2** The original settlement of Scraptoft is located north of the ridgeline defined by Covert Lane and Scraptoft Lane. In more recent times residential estate development has taken place around the older core of the village. On the eastern edge of Scraptoft is Scraptoft Hall, an impressive Georgian building, and its wooded grounds. Student halls of residence and teaching accommodation are located within the grounds of the Hall, which is now the Scraptoft Campus of the De Montfort University. The 1998 mid-year population estimate for Scraptoft was 1,593.
- 13.3** The older part of Thurnby is located south of the ridgeline defined by the A47 Uppingham Road. It is separated from Leicester by the valley of Bushby Brook. Post-war development has consolidated the former settlements of Thurnby and Bushby south of the A47 and resulted in substantial residential development north of the A47. The 1998 mid-year population estimate for Thurnby was 3,096. The older part of both settlements are designated Conservation Areas where **Policies EV/11 – EV/13** will apply.

Constraints

- 13.4** The identity of both settlements has been protected by the designation of green wedges, designed to reduce the threat of coalescence between communities on the fringe of Leicester. These are the Leicester/Scraptoft and Thurnby/Leicester/Oadby green wedges, illustrated on the **Proposals Map** and **Proposals Map Inset 30** and subject to **Policy EV/2**. Leicester City Council owns land immediately north of Scraptoft, within the green wedge, which it wishes to safeguard for future uses compatible with the green wedge.
- 13.5** A separation area has been defined in the Thurnby Brook Valley between Scraptoft and Thurnby. This area is illustrated on **Proposals Map Inset 30**. Development will be resisted within the area, in accordance with **Policy EV/3**, if it would compromise the separate identity of either settlement.
- 13.6** The infrastructure serving this area has only limited capacity to accommodate new development. Scraptoft and Thurnby are on the edge of the sewerage system serving Leicester. There are flow and capacity constraints in the existing sewerage system serving this area.
- 13.7** There are a number of areas of open space within the built-up areas of each settlement which contribute to the character of each. Areas of Important Open Land subject to **Policy HS/8**, are defined on **Proposals Map Inset 30** and are listed below:

Scraptoft

Edith Cole Memorial Park
 Lake and surrounds of Scraptoft Hall
 Land east of Church Hill
 All Saints churchyard.

Thurnby

Manor Field and part of the grounds of Manor House
 Lane and surrounds of Lakeside Court
 The Greens, Main Street
 The Spinney, Main Street

Future Development

- 13.8** Scraptoft and Thurnby are identified as potential locations for new housing development in the Structure Plan, because of their proximity to Leicester and ability to be served by an effective bus service. However, the environmental constraints of the green wedges and the separation policy area restrict the potential for expansion. The only area where development could take place without breaching the environmental constraints is to the east of Thurnby.
- 13.9** In the preparation of this Local Plan a site for new housing development was proposed north of Uppingham Road, Thurnby, in association with recreation development on the majority of the former Wadkins Sports Ground. This site has now been substantially developed. The limits to development around Scraptoft and Thurnby are shown on **Proposals Map Inset 30**. Future development in association with the De Montfort University will be considered under **Policies LR/25** and **LR/26**.

HOUSING

- 13.10** The Uppingham Road housing site is under construction (see Appendix E). Environmental constraints restrict the potential for further major new development.

RECREATION

- 13.11** In 1992 the District Council undertook an assessment of playing field provision. This revealed a deficiency of 2.81 – 3.36 hectares of land in Thurnby. The former Wadkins Sports Ground has since been brought back into use and the pavilion refurbished. This has helped to rectify the deficiency in recreation land.