

The background of the entire page is a photograph of a stone church tower, likely made of brick or weathered stone, with several windows. The tower is partially obscured by the bare, dark branches of trees in the foreground. The sky is a clear, pale blue. The overall scene is captured in a slightly desaturated, naturalistic style.

# Scraptoft

## Neighbourhood Plan REVIEW

2025 – 2041



[INTENTIONALLY BLANK]

]

# Contents

	Page
Foreword	4
1 What has Changed?	5
2 The Parish of Scraftoft	7
3 The Neighbourhood Plan	9
4 Policies	13
B: Housing and the Built Environment	13
C: Natural, Historic and Social Environment	20
D: Community Sustainability (facilities, employment, traffic, infrastructure)	41
5 Monitoring and Review	49

Appendices	
1: Housing Needs Assessment	
2: Design Codes and Guidance Report	
3: Local Green Spaces and Open Space, Sport & Recreation sites: evidence base	
4: Important Views	

---

# Foreword

Scraptoft is an attractive place in which to live and work. Despite its proximity to the greater Leicester conurbation, the village has retained its rich heritage and rural character including its special relationship to the farmed landscape within and around it. Residents are keen to maintain and enhance the unique character of Scraptoft, but recognise that the village, and parish as a whole, must evolve in line with the pressures and priorities of the 21<sup>st</sup> century.

Back in March 2016, following a local referendum, Harborough District Council (HDC) approved the first Neighbourhood Plan (NP) for the Parish of Scraptoft. Hereafter, we refer to this approved plan as the Made NP. As well as containing a wealth of information about the village and its environs, the Made NP has proved to be an important guide, to which the parish council regularly turns, when providing comments to HDC on planning applications. Equally importantly, the policies within the NP form part of the officially recognised framework used by HDC to decide on planning applications.

In the period since the Made NP was adopted, a number of important legislative changes have come into force, which impact upon the neighbourhood planning process. For example, the new Harborough Local Plan was adopted in April 2019, and, at the end of January 2020, the UK left the EU. Meanwhile, Planning Practice Guidance in relation to neighbourhood planning was updated in 2024 and updates to the National Planning Policy Framework (NPPF) have taken place in 2018, 2019, 2021, 2023 and December 2024.

Although there is no specific review requirement, it was always envisaged that the Made NP would benefit from an update when circumstances changed. In making full use of its Made NP, the parish council also became aware that some elements of the plan might be laid out more clearly and developed further. These points, together with the recognised legislative changes noted earlier, lead the Scraptoft Parish Council to undertake a review commencing 2024, with a focus on how the policies of the Made NP were working and whether any needed updating or amendment. The present document, hereafter referred to as the NP Review, reflects the outcome of that process.

The NP Review encompasses a new Design Codes and Guidance Report and a new Housing Need Assessment, both carried out by the national and international consultancy, AECOM, with funding support from the central government organisation, Locality. The parish council has been ably assisted throughout the whole of the review process by the local consultancy firm, YourLocale, again with the support of grant funding from Locality. Many sections of the plan, particularly those dealing with the Natural, Historic and Social Environment, have benefited from a substantial reworking. To assist the reader, the significant policy changes incorporated in the NP Review, as compared to those in the Made NP, are summarised in section 1 of this document under the heading 'What has changed?'

Finally, I would like to thank officers and councillors from HDC for their backing as we have undertaken this work and Gary Kirk and John Martin of YourLocale for their close collaboration in the preparation of this NP Review.

**Emma Lee**

**Chair of Scraptoft Parish Council**

# 1. What has Changed?

The first Neighbourhood Plan (NP) for the Parish of Scraftoft was "Made" (i.e., approved) by Harborough District Council (HDC) on 11 March 2016. The significant policy changes incorporated in the NP Review, as compared to those in the Made NP, are summarised here.

**POLICY HBE1: SETTLEMENT BOUNDARY** – this is a new policy which establishes a Settlement Boundary for the built-up area and development principles inside and outside of the red line boundary.

**POLICY HBE2: HOUSING MIX** – this policy updates that from the Made Neighbourhood Plan (Policy S3) and is based on the 2021 Census data and a Housing Needs Assessment that was commissioned for the Neighbourhood Plan Review.

**POLICY HBE3: AFFORDABLE HOUSING** - this policy updates that from the Made Neighbourhood Plan (Policy S4) and is based on the 2021 Census data and a Housing Needs Assessment that was commissioned for the Neighbourhood Plan Review.

**POLICY HBE4: WINDFALL SITES** – this is a new policy which identifies criteria to be applied for all development proposals within the Settlement Boundary.

**POLICY HBE5: BUILDING DESIGN PRINCIPLES** – this policy replaces Policy S10 from the Made Neighbourhood Plan and draws its evidence from a Design Guide and Codes report that was prepared as part of the Neighbourhood Plan Review.

**POLICY ENV 1: AREA OF SEPARATION** – this policy replaces Policy S7 from the Made Neighbourhood Plan. It is now based on newly defined Green Wedge and Area of Separation land in the supporting evidence for the emerging HDC Local Plan to 2041.

**POLICY ENV 2: LOCAL GREEN SPACES** – this policy replaces Policy S9 from the Made Neighbourhood Plan. A comprehensive re-evaluation of all Open Spaces in the Neighbourhood Area using National Planning Policy Framework eligibility criteria for Local Green Space was undertaken. Two sites (of five in the Made NP) are now covered by the Policy.

**POLICY ENV 3 – OPEN SPACE, SPORT AND RECREATION SITES** – this is a new Policy. There was no policy for Open Space, Sport & Recreation sites in the Made NP. A comprehensive re-evaluation of all Open Spaces in the Neighbourhood Area using National Planning Policy Framework eligibility criteria for Local Green Space was undertaken. Nineteen sites (including three Local Green Spaces in the Made NP) are now covered by the Policy.

**POLICY ENV 4: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE** – this policy replaces Policy S11 in the Made Neighbourhood Plan. It identifies, and provides protection for, habitat sites of known biodiversity significance in the Neighbourhood Area, using updated policy and guidance in the National Framework including Biodiversity Net Gain measures.

**POLICY ENV 5: BIODIVERSITY AND HABITAT CONNECTIVITY ACROSS THE NEIGHBOURHOOD AREA** – this policy also replaces Policy S11 in the Made Neighbourhood Plan. It provides protection for biodiversity across the Neighbourhood Area wherever it is adversely affected by development proposals, using

updated policy and guidance in the National Framework including Biodiversity Net Gain measures.

POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE – this policy is new. Although the Made Neighbourhood Plan mentioned the Historic Environment (Conservation Area, Statutorily protected heritage assets) there was no policy

POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS – this is a new policy which seeks to identify, and provide protection at appropriate level for, buildings of local heritage significance that are not Statutorily protected.

POLICY ENV 8: RIDGE AND FURROW – this is a new policy which seeks to identify surviving areas of medieval ploughland and, following guidance in the National Framework, provide protection for them as Non-Designated Heritage Assets.

POLICY ENV 9: IMPORTANT VIEWS – this is a new policy which identifies the views across the Neighbourhood Area considered by the community to have intrinsic value and to define the Area's character.

POLICY ENV 10: FLOOD RISK RESILIENCE – this is a new policy which addresses the nationally-recognised need to protect communities from the increased risk of flooding caused by climate change.

POLICY ENV11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – this is a new policy which seeks to add local detail to HDC Local Plan policy by identifying areas where proposals for turbines and solar PV arrays (subject to local conditions) would be supported.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES – this is a new policy which seeks to support the existing community facilities in Scaptoft Parish and encourage appropriate new facilities.

POLICY E1: EMPLOYMENT DEVELOPMENT – this is a new policy which establishes criteria for the protection of existing employment use and support for new employment-related proposals.

POLICY E2: WORKING FROM HOME – this is a new policy which establishes criteria for appropriate development proposals for home based employment proposals.

POLICY E3: REUSE OF AGRICULTURAL AND COMMERCIAL BUILDINGS – this policy establishes criteria for farm diversification.

POLICY E5: BROADBAND INFRASTRUCTURE – this policy promotes superfast broadband proposals and establishes criteria for above ground network installations where needed.

POLICY T1: SUSTAINABLE TRANSPORT – this new policy promotes sustainable transport and encompasses policies S15 and S16 from the Made Neighbourhood Plan.

POLICY T2: ELECTRIC VEHICLES – this is a new policy which promotes communal vehicular charging points.

POLICY IN1: INFRASTRUCTURE – this policy updates Policy S14 from the Made Neighbourhood Plan with new priorities for infrastructure.

## 2. The Parish of Scraftoft

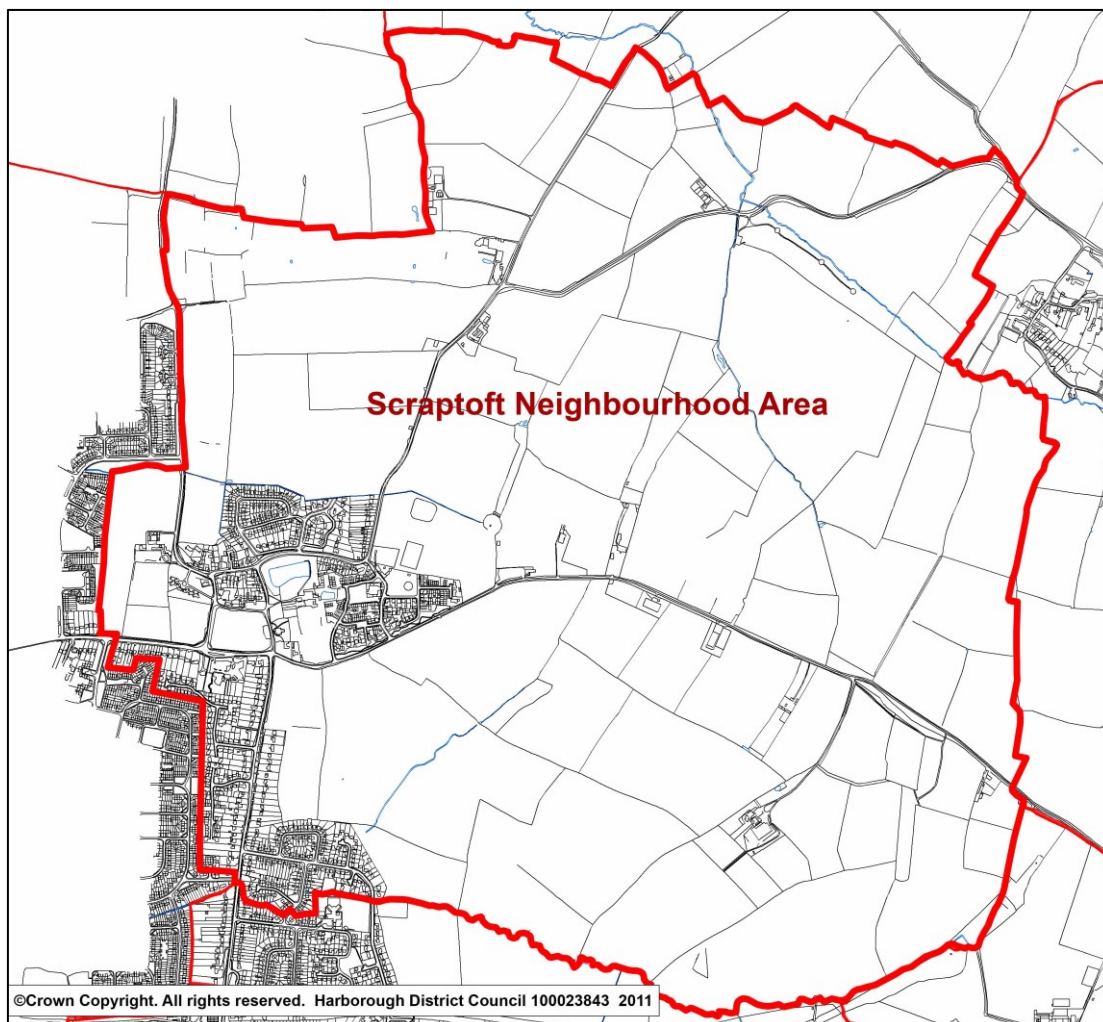
### The Neighbourhood Area

In keeping with the prevailing governmental emphasis on localism, the first NP for the Parish of Scraftoft passed a local referendum on 11 February 2016 with a 94% 'yes' vote on a turnout of 29.6% and was "Made" by Harborough District Council on 11 March 2016.

In preparing a NP a community is not working from 'a blank sheet of paper'. Legislation requires that the plan, and the policies it contains, must be prepared in a prescribed manner; in particular, the policies must be in general conformity with relevant national and district wide approved strategic planning policies. In that context, it was always envisaged that the Made NP would benefit from an update once local and national circumstances changed. Hence in 2024, Scraftoft Parish Council commenced a review encompassing amendments to the narrative and policies based on changed circumstances and experience gained since its NP was Made. The NP Review, is the outcome of that process,

The designated Neighbourhood Area within which the NP Review policies will apply is the whole of the Parish of Scraftoft (see Figure 1 below). The NP Review policies set out a long-term approach to development both within the settlement of Scraftoft and in the adjoining open countryside.

Figure. 1 The Scraftoft Neighbourhood Area



The Scraptoft Neighbourhood 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. Scraptoft lies on the built-up edge of Leicester on the east side of the City and north of the A47. Scraptoft adjoins the settlements of Thurnby and Bushby.

At the time of the 2021 Census the Neighbourhood Area was home to 2,967 residents, formed into 1,152 households and occupying 1,198 dwellings. The 2021 Census indicates population growth of around 1,163 individuals (or 65%) since 2011, when the census recorded a total of 1,804 residents and 734 households. The average household size grew from 2.4 people per household in 2011 to 2.6 in 2021.

Completions data provided by Harborough District Council indicate that between 2011 and 2024, 539 dwellings were completed in Scraptoft. The difference between the 2011 and 2021 Censuses indicates an additional 418 dwellings, which is substantially lower than the completions data provided. An annual breakdown of when new dwellings completed in Scraptoft was not available, however it is likely that the 150 new dwellings not included in the 2021 census figures were either unoccupied or not yet completed when the Census was counted. Therefore, the estimated total number of dwellings in Scraptoft is 1,307 (2011 Census results (768 dwellings) + completions between 2011 and 2024). As such, dwellings (similar to households) have broadly kept up with population growth.

Scraptoft was designated as a Neighbourhood Area on 29 October 2012.



# 3. The Neighbourhood Plan

## Neighbourhood Plans and the Planning System

Neighbourhood planning as a community right was established through the Localism Act 2011, which set out the general rules governing the preparation of NPs.

A NP forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

One of the main rules governing the preparation of a NP is that it must be in line with strategic environmental assessment and habitat regulations (as now incorporated into UK law). It must also be in general conformity with national, county and district wide planning policies. This means that it cannot be prepared in isolation. It will need to take into account, and generally work with, the grain of the district wide and national policies unless there are good reasons for not doing so.

At the local level, the key planning document with which a NP must be in general conformity is the Local Plan. In the case of Scraftoft, this is the HDC Local Plan which was adopted in April 2019. This Local Plan is currently under review; however, it is the 2019 Local Plan that will be in place and relevant when this NP Review is finalised.

Also important is the NPPF, last updated in December 2024. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including NPs) to encourage sustainable development and details three dimensions to that development:

- An economic dimension – policies should contribute to economic development;
- A social dimension – policies should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services; and
- An environmental dimension – policies should contribute to protecting and enhancing the natural, built and historic environment.

## The Goals and vision of the Neighbourhood Plan Review

This NP Review covers the period up to 2041, a timescale which deliberately mirrors that for the review of the HDC Local Plan. The Neighbourhood Area it encompasses is the whole of the Parish of Scraftoft.

The main purpose of the NP Review is not to duplicate national or district-wide planning policies, but to sit alongside these and add additional or more detailed policies specific to Scraftoft parish. Where there are national and district-wide planning policies that meet the needs and requirements of the parish, they are not reiterated here.

Instead, the NP Review focuses on those planning issues which consultation shows matter most to the

community, and to which it can add the greatest additional value.

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 for the Made NP, 75% of households support our vision:

Figure 2: Vision



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.

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.

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.

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.

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 NP Review but the Parish Council will continue to take these matters up with the police.

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.

## Objectives

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 Scraftoft
- 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 Scraftoft village centre
- To give local people have a bigger say over how their area develops

The locally formulated policies to help meet these objectives are specific to Scraftoft parish and reflect the needs and aspirations of the community.

It is important to note that, when using the NP Review to form a view on a development proposal or a policy issue, the whole document and the policies contained in it must be considered together.

While every effort has been made to make the main parts of this NP Review easy to read and understand, the wording of the actual policies is necessarily more formal, so as to comply with statutory requirements.

## Supporting Sustainable Development

According to the key national planning document - the NPPF - the planning system should, as far as possible, ensure all development is sustainable. The goal of sustainable development is to enable all people to satisfy their basic requirements and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

The NPPF (December 2024) carries a presumption in favour of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental, all of which are important and interrelated. In accordance with this, the aims and policies of this NP Review centre on securing sustainable development. The goals include:

### 1. Economic

- To protect existing employment uses;
- To ensure effective broadband speeds in new development;
- To support appropriate small-scale farm diversification and business development; and
- To encourage appropriate start-up businesses and home working.

### 2. Social

- To safeguard existing open space for the enjoyment of residents;
- To protect existing community facilities; and

- To deliver a mix of housing types, to meet the needs of present and future generations.

### 3. Environmental

- To ensure that housing development is of the right quantity and type in the right location, so that it does not harm but positively reflects the special character of the Neighbourhood Area;
- To protect important open spaces from development,
- To ensure that the design of any development enhances the parish's special character and identity;
- To protect and, where possible, improve biodiversity and important habitats; and
- To make provision for improved pedestrian and cycling facilities, as appropriate.

## Community Engagement

A range of consultation activities took place in the preparation of the Made NP.

These included a public open meeting (4 June 2013); an Issues and Priorities Survey (July – September 2013); a community consultation event (22 March 2014); an Issues and Options Survey (September–October 2014); and pre-submission consultation (January – March 2015).

The details of this consultation activity is detailed in the Consultation Statement submitted with the Made NP.

In relation to the Review NP, the community of Scraftoft was informed about the commencement of the Review through newsletters, discussions at Parish Council meetings and word of mouth. Residents were invited to join members of the Parish Council in reviewing the NP and the Advisory Committee met on numerous occasions through the Review process.

A consultation event took place on 30 November 2025 to share the emerging NP Review policies with the community.



## 4. Policies

### A: Housing and the Built Environment

#### Housing Provision

The Scraftoft Neighbourhood Plan review is a key part of securing sustainable development as described in Section 2 of the NPPF (2024) which states that all plans should provide a positive vision for the future of its area and provide ‘a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings’. (Paragraph 15).

When considering development proposals, the Plan takes a positive approach that reflects the presumption in favour of sustainable development.

Through the process of preparing the Neighbourhood Plan Review, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should be located in the Parish, and how it should be designed.

As the Harborough Local Plan (2019) states ‘The full objectively assessed housing need for the Leicester and Leicestershire HMA is 4,829 dwellings per annum between 2011 and 2031 (96,580 total) and for Harborough District is 532 dwellings per annum between 2011 and 2031 (HEDNA), giving a total plan requirement across the 20-year plan period of 10,640 dwellings’. (Paragraph 5.1.3).

The Local Plan incorporates a 20% buffer and therefore makes provision for 12,800 dwellings from 2011 to 2031. Of this, 8,150 dwellings have already been built or committed (through the granting of planning permission, or through allocation in neighbourhood plans) leaving a residual requirement of 4,650 dwellings up to 2031.

The Harborough District Authority Monitoring Report 2021/22 (published March 2023) updated these figures as follows ‘During the 2021/22 monitoring period 1,026 new dwellings were completed, of which 231 were Affordable Homes: 66 Social Rented, 68 Affordable Rented and 97 Shared Ownership’ (Paragraph 4.2).

The Local Plan (April 2019) establishes a hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Scraftoft is classified as (part of) the Leicester Principal Urban Area which the Local Plan describes as ‘Settlements capable of sustaining expansion, infill and redevelopment on a scale which reflects their access to higher levels of employment, services and facilities.

Local Plan Policy SC1 identified the Scraftoft North Strategic Development Area as a Local Plan allocation for approximately 1,200 dwellings. Ultimately this site was not developed for financial viability reasons.

In February 2025, Harborough District Council issued its Regulation 19 version of the new Local Plan.

The emerging Local Plan identifies the housing requirement for Harborough District as 13,182 between 2020 and 2041. The annual housing requirement is 657 homes per year between 2020 and 2036, and 534 homes per year between 2036 and 2041.

The updated Settlement Hierarchy records Scraftoft as a 'Tier 1' settlement, 'Adjoining Leicester Urban Areas'.

Two sites are identified as Local Plan allocations in Scraftoft: Site ref S1 'Scraftoft East, Land between Scraftoft and Bushby' for 950 dwellings and site ref S2 'Land at Beeby Road' for 175.

This represents the total housing requirement for Scraftoft during the Local Plan period of up to 2041.

The Neighbourhood Plan Review covers a period up to 2041, to reflect the timescales in the Local Plan Review, which is at an early stage of preparation.

The Parish Council made the decision not to allocate further sites through the Neighbourhood Plan as the minimum housing requirement for the Neighbourhood Area has been met through the Local Plan allocations.

## Settlement Boundary

The drawing of settlement boundaries are a commonly used tool in planning documents such as Neighbourhood Plans and Local Plans. They are used to define the extent of a built-up part of a settlement. They distinguish between areas where in planning terms development would be acceptable in principle such as in the main settlements and where it would not be (generally in the least sustainable locations) such as in the open countryside.

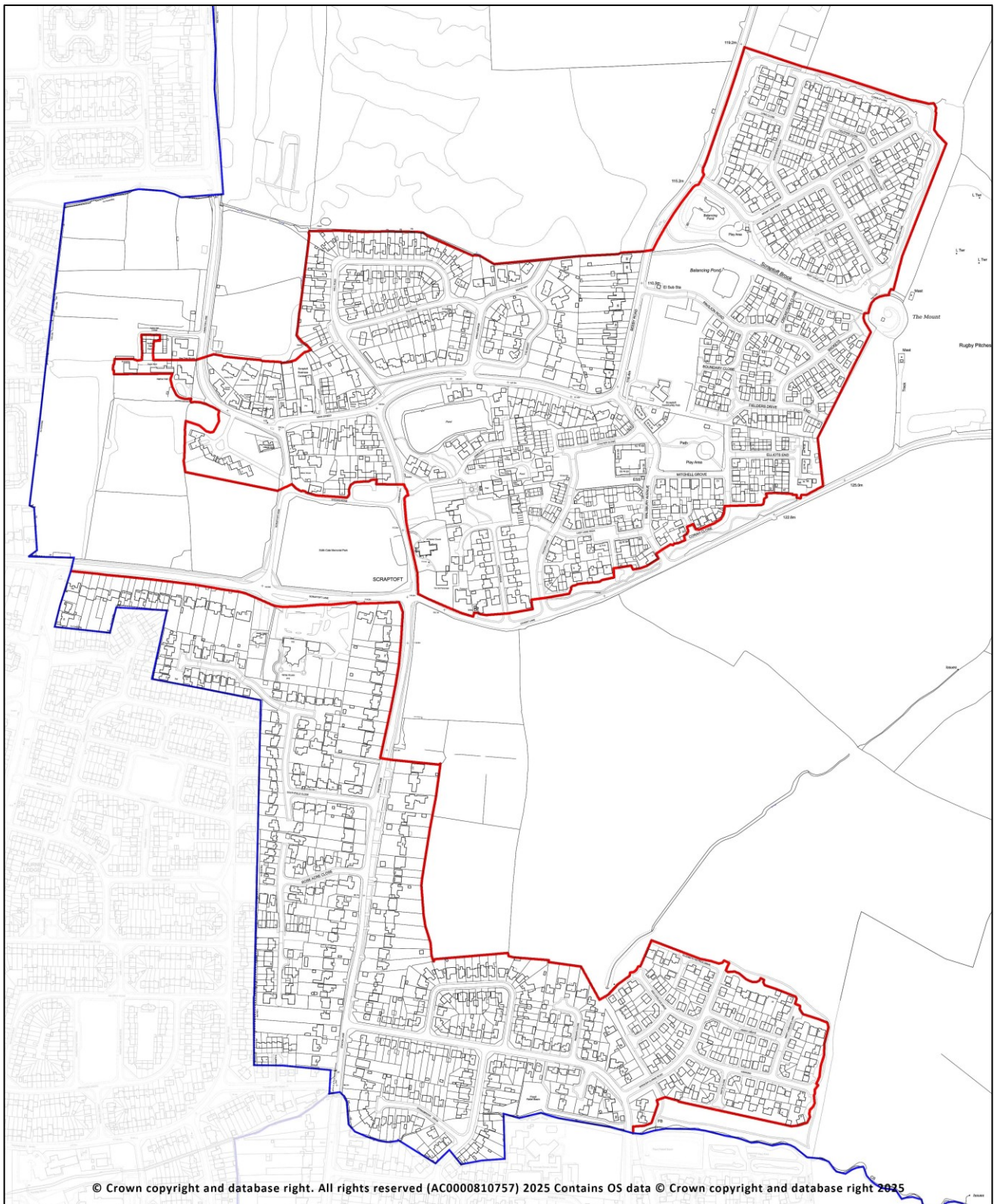
The Neighbourhood Plan Review retains the Settlement Boundary for the village of Scraftoft that was designated in the Made Neighbourhood Plan. The Settlement Boundary is shown in figure 3 below.

Focusing development within the built-up area of Scraftoft helps to support the existing services and facilities in the village, such as a newsagent, a small co-operative store, Post Office, church, pub and village hall/community hub, and across the wider Parish and helps protect the countryside from inappropriate development.

Within the defined Settlement Boundary identified in this Plan, small scale, sustainable development will be viewed positively. This development will mainly comprise infill – the filling of a restricted gap in an otherwise built-up frontage - and the conversion of an existing building. Any development will be required to demonstrate that it meets an identified local need, particularly in terms of type and size, and is well designed and located.

**POLICY HBE1: SETTLEMENT BOUNDARY** - Development shall be located within the Settlement Boundary as defined in Figure 3 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.

Figure 3: Scraftoft Settlement Boundary



## Housing Mix

The Harborough Local Plan (2019; paragraph 5.1.18) seeks to provide choice in the housing market. The mix of housing proposed within the NP Review is based on statistical data obtained through the Housing Needs Assessment (Appendix 1).

Delivering a choice of high-quality homes is essential to support sustainable, mixed and inclusive

communities. In Scraftoft, this will underpin a well-balanced population that is vital to the on-going viability of local services and prosperity of the Parish, particularly in light of the community's increasingly ageing population. Evidence from the Census and other data indicates a predominance of large, detached housing and a level of accommodation suitable for older people which may not meet future need.

The 2021 Census recorded 2,967 individuals in Scraftoft, indicating a 65% increase since the 2011 Census. There has been significant development in Scraftoft in recent years. Harborough District Council has provided data showing that 539 new homes have been built since 2011.

A Housing Needs Assessment (HNA) was commissioned as part of the process of preparing the Neighbourhood Plan review, which reported in January 2025 and is available as Appendix 1.

The HNA identified that there has been a quite significant increase in the number of dwellings in Scraftoft over the last decade. In terms of the absolute figures the largest increase has been in the number of home owners.

The current dwelling mix in Scraftoft is dominated by detached and semi-detached homes, which cumulatively make up four fifths of the overall stock. There is a correspondingly smaller stock of terraced dwellings and a very small proportion of flats.

The Census does not separate Bungalows as their own separate dwelling category. However, VOA data suggests that 15% of all dwellings in Scraftoft are bungalows.

The size profile of homes in Scraftoft is characterised by a higher proportion of 3-bedroom and 4+ bedroom homes and a correspondingly fewer 1- and 2-bedroom homes.

The Scraftoft population has grown quite significantly over the last decade (+65%), which generally corresponds with the significant rate of development experienced over the last decade. This population growth generally appears most dramatic in groups aged between 25-44 and 0-14, which suggests a steady in migration of newly forming families from neighbouring areas. There has also been notable growth in the population aged 85+, pointing toward an ageing trend in the traditional population.

The evidence gathered by the HNA suggests that the new homes that have been built in Scraftoft have been accessible to the younger population. However, growth in the older population would support the future delivery of small homes, which may be more suitable for downsizing.

Household projections suggest that Scraftoft's population will continue to age over the Neighbourhood Plan period, with a potential 104% increase in the population aged 65 and over.

The delivery of smaller dwellings, plus accommodation suitable for older people will help with affordability and begin to address the future needs of a rapidly ageing community.

**POLICY HBE2: HOUSING MIX** - Where practicable and viable, new housing development proposals should provide a mixture of housing types specifically to meet identified and evidenced local needs. In this context proposals that deliver smaller homes (three bedrooms or fewer) and homes suitable for older people (especially those who wish to downsize) will be particularly supported.



## Affordable Housing

Affordable housing is defined in the NPPF (2024 - Annex 2) as “social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market”. Planning Practice Guidance (2a-022) describes affordable housing need as being an estimate of “the number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.”

The Harborough Local Plan requires 40% Affordable Housing to be provided on sites of more than 10 dwellings, with a tenure split of 75% rent and 25% low cost home ownership.

The Housing Needs Assessment (Appendix 1) published in 2025 estimated the need for Affordable Housing in the Neighbourhood Area over the Plan period.

Home ownership is the dominant tenure in Scraftoft at 78% of all households. Of the remaining households, social rented and private rented homes are broadly comparable to the wider district, with both occupying around 9% of the overall tenure profile. There is also a notable proportion of shared ownership dwellings in the Neighbourhood Area.

There has been a quite significant increase in the number of dwellings in Scraftoft over the last decade, which is borne out in notable proportional increases (see Table 4-2) in the number of shared ownership dwellings and social rentals. However, in terms of the absolute figures the largest increase has been in the number of home owners.

The HNA noted that home values in Scraftoft have followed a clear upward trajectory over the last decade. It found that the median house price in Scraftoft would require an annual income of around 45% above the average household income. However, entry level housing is affordable to average income households, but may be out of reach for lower earning households.

In Scraftoft, a 30% First Homes discount would meaningfully expand access to both average earning households and those with two lower earners. Both social and affordable rented housing appears generally affordable to households with a single lower earner on the basis of their earnings alone, but low income households may be entitled to housing benefit to support their rental costs depending on their particular circumstances.

The adopted Harborough Local Plan policy on Affordable Housing requires 40% of all new housing (on sites delivering 10 or more dwellings) to be provided as affordable housing. The HNA recommended a tenure split of 60% social/affordable rental and 40% affordable home ownership. This indicative tenure mix deviates slightly from the adopted district wide policy but is a response to the modelling results identified in the HNA alongside the unique characteristics of Scraftoft.

**POLICY HBE3: AFFORDABLE HOUSING** - Development proposals which include affordable housing should provide a mix of housing types and sizes to help meet the identified needs of the Parish as identified in the HNA (Appendix 1) or more recent study updating this document.

A tenure mix of 60% social/affordable rental and 40% affordable home ownership is recommended in line with the HNA.

The provision of smaller homes, especially for young families and young people and for older people who wish to downsize, will be supported, as is the provision of affordable housing for people with a local connection.

Affordable housing should be designed and delivered to be indistinguishable from market housing and, wherever practicable, should be distributed evenly throughout the development.

First Homes at a discount of 30% are supported.

## Windfall

Windfall sites are expected to come forward over the lifetime of the Plan. These are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document such as a Local Plan or Neighbourhood Plan. These small sites often comprise redundant or underutilised buildings or a restricted gap in the continuity of existing frontage buildings and can range from small sites suitable for only a single dwelling to areas with a capacity for several houses.

This type of development has provided a good source of new housing in Scraftoft over recent years. If not sensitively undertaken and designed, such development can have an adverse impact on the character of the area. Such new development will generally increase car ownership and there is a need to ensure that it does not worsen traffic and parking issues.

**POLICY HBE4: WINDFALL SITES** - Development of infill and/or redevelopment sites comprising individual dwellings or small groups of dwellings within the Settlement Boundary will be supported where it:

- a) retains existing important natural boundary features of gardens, trees, hedges and streams;
- b) It helps to meet the identified housing requirement in terms of housing mix;
- c) provides for safe vehicular and pedestrian access and any traffic generation and parking impact created does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety;
- d) does not diminish existing parking provision, and;
- e) does not reduce existing garden space to such an extent it adversely impacts on the character of the area or results in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

## Design

The purpose of having a policy on design is to help ensure that Scraftoft retains its character as a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the wide range of historic buildings, styles, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance this distinctive environment.

The Parish of Scraftoft has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character.

In this section, the Neighbourhood Plan sets out design guidance which seeks to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of the Neighbourhood Area. Policy HBE5 addresses this important issue. The approach taken is underpinned by the Design Guidelines and Codes (2025) (Appendix 2).

The biggest challenge facing the future of Scraptoft is to balance the desire to protect the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.

The NPPF notes that development that is not well designed should be refused, especially where it fails to reflect local design policies. A design guide and codes was commissioned as part of the process of preparing a Neighbourhood Plan and is available as appendix 2. Policy HBE5 seeks to reflect the design principles which the community believes will help to achieve good design. The overall aim is to protect Scraptoft so that it retains its character.

Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development; schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.

It is not considered necessary to have uniform properties within any new development, rather to ensure that new developments respect the features of buildings which make Scraptoft a desirable place to live.

New development proposals should be designed sensitively to ensure that the high-quality built environment of the Neighbourhood Area is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the Neighbourhood Area.

**POLICY HBE5: BUILDING DESIGN PRINCIPLES** - All development proposals should demonstrate a high quality of design, layout and use of materials which make a positive contribution to the special character of the Neighbourhood Area.

Any new development application should make specific reference to how the design guide and codes (Appendix 2) has been taken into account in the design proposals. Any deviation from the design guide and codes should be justified.

New development should consider the prevailing area types in which the proposal resides and seek to contribute to and enhance the existing character.

# B: The Natural, Historic and Social Environment

## Introduction

### Landscape, geology and setting

Scraptoft is a village caught between development pressure from the Leicester conurbation and the 'champion country' of rural high east Leicestershire. It has a historic centre, with a medieval street pattern and church, 20<sup>th</sup> century suburban Leicester fringe housing, and 21<sup>st</sup> century new estates. It has a golf course and other urban fringe features, with several rough or brown-field corners. It also has (in the east) expanses of remote-feeling, lightly populated, arable and pastoral farmland, with copses and isolated farms and extensive views across the Leicester basin to Charnwood Forest. It sits at a break of slope where the eastward climb out of Leicester resolves into the high ridges and valleys of east Leicestershire. The village is at the west end of a ridge (on which the ancient track, now called Covert Lane, runs) between the valleys of Thurnby Brook and Melton Brook; a smaller watercourse (Scraptoft Brook) has its headwaters in and close to the village. The highest point, at the east end of the Covert Lane ridge, is 140 m above sea level, the village centre is at 115 m and the lowest point, where Melton Brook leaves the parish, is at 75 m.

Figure 4.1: Topographic features

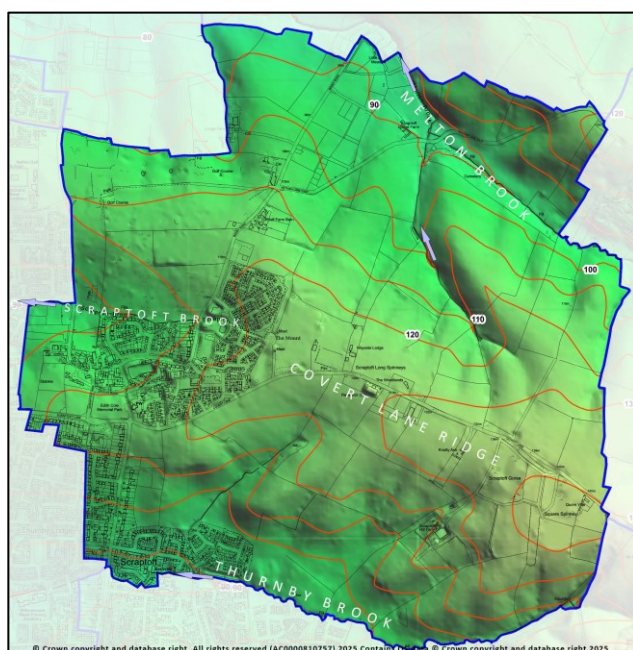
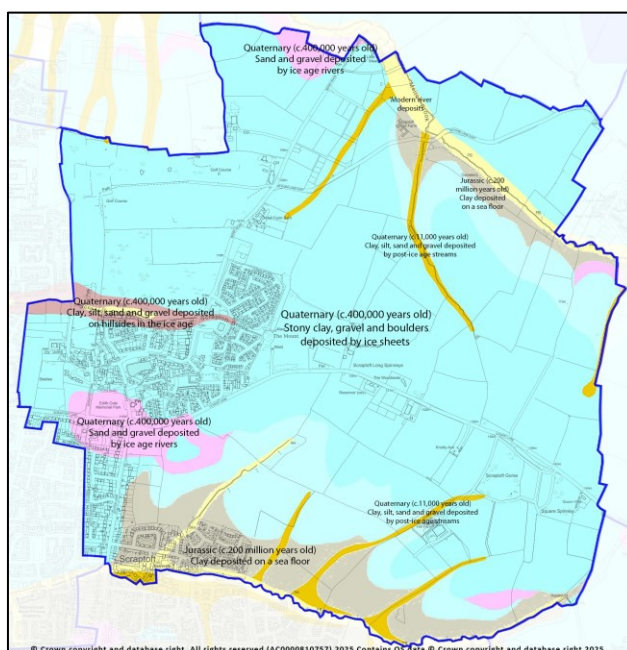


Figure 4.2: Geology



Geologically the Neighbourhood Area is underlain by Jurassic rocks (around 200 million years old), but these only appear at the surface in the valley bottoms. The surface is formed by Ice Age (less than 1 million years old) deposits, a thick blanket of clay, stones, gravel and sand dumped here by ice sheets and glaciers. Except for the small patches of sand and gravel, all the underlying geology, and the soils derived from it, is more or less impermeable. This means surface water runs off, downhill and very quickly, into watercourses; it is a significant contributor to the elevated flood risk of the Neighbourhood Area, east Leicester, and settlements downstream in the Soar and Trent valleys.



## Historic Environment

Earthworks, archaeological excavations and finds show that people have lived in the Area since the Bronze Age. Covert Lane follows a prehistoric trackway. There was at least one Roman settlement, and an Anglo-Saxon cemetery indicates continued habitation through the 'dark ages'. 'Modern' Scraftoft was probably established on its present site in the 9<sup>th</sup> century by Danish ('Viking') settlers. It seems likely that an earlier (Anglo-Saxon) settlement on this site, or close by, was adopted (and re-named) by the Old Norse-speaking Danes:

History from a place name (adapted from *Key to English place names*, University of Nottingham)

### Scraftoft

Probably 'Skrapi's curtilage'. Alternatively, 'scrap curtilage', perhaps indicating poor, infertile soils.

#### Elements and their meanings:

- **Skrapi** (Old Norse) personal name **OR**
- **Skrap** (Old Norse) scraps, scrapings **and**
- **toft** (Old Norse) a homestead (and its land)

A pre-Conquest Manor of Scraftoft is recorded in 1043, owned by the Priory of St Mary, Coventry. It was small at the time of the Domesday survey (1084), with a population of nineteen. It persisted as a manor under the Priory until the Dissolution of the Monasteries (1536), and thereafter in private ownership (three major landlords) until the 20<sup>th</sup> century. Because of its manorial history the manor's farmland was Enclosed early, in the early 16<sup>th</sup> century; the land was redistributed among a few yeoman farmers, and the previous arable *open fields* became overwhelmingly pastoral – this pattern survived into the late 20<sup>th</sup> century and resulted in the preservation of extensive ridge and furrow (medieval ploughlands).

The Parish church is 13<sup>th</sup> century with 19<sup>th</sup> century restoration. There are no other surviving medieval buildings, although as noted above the traces of the medieval ploughlands survived extensively until recently. Notable post-medieval buildings include a 17<sup>th</sup> century barn, several 18<sup>th</sup> century cottages, the Hall (and its ornamental grounds) in the village, and Georgian farmsteads out in the fields.

## Natural Environment

The complex, two millennia-long, land use and ownership history of the Area means that no 'wild', 'original' natural habitats survive in the Area. But – because earlier methods of farming were not industrialised, did not use synthetic plant and pest control chemicals, and were inherently 'untidy' – until the mid- 20<sup>th</sup> century there were still many places where wildlife could adapt for living close to people. Some of these 'semi-natural' habitats – permanent pasture, woodland, stream-sides, 'rewilded' corners of fields, the churchyard and others – still survive, although in decreasing amounts, while private gardens and public open spaces also provide refuges for biodiversity. These kinds of 'wild' spaces are threatened by misunderstanding of their value when new development is proposed, but this Neighbourhood Plan identifies the most significant in the Area and proposes them for protection (Policies ENV 3, Sites and Features of Natural Environment Significance and 4, Biodiversity and Habitat Connectivity). The Plan also includes policies to encourage habitat restoration and 'rewilding', including Biodiversity Net Gain, and flood mitigation measures.

## Existing environmental designations

Although Scraptoft would be (by score) a *Medium Village* in the HDC *Provisional Settlement Hierarchy Assessment* (Emerging HDC Local Plan 2022-2041), it is classified as an *Adjoining Leicester Urban Area settlement* because of the expectation that it will absorb (relatively sustainably) a proportion of Leicester City's housing requirement.

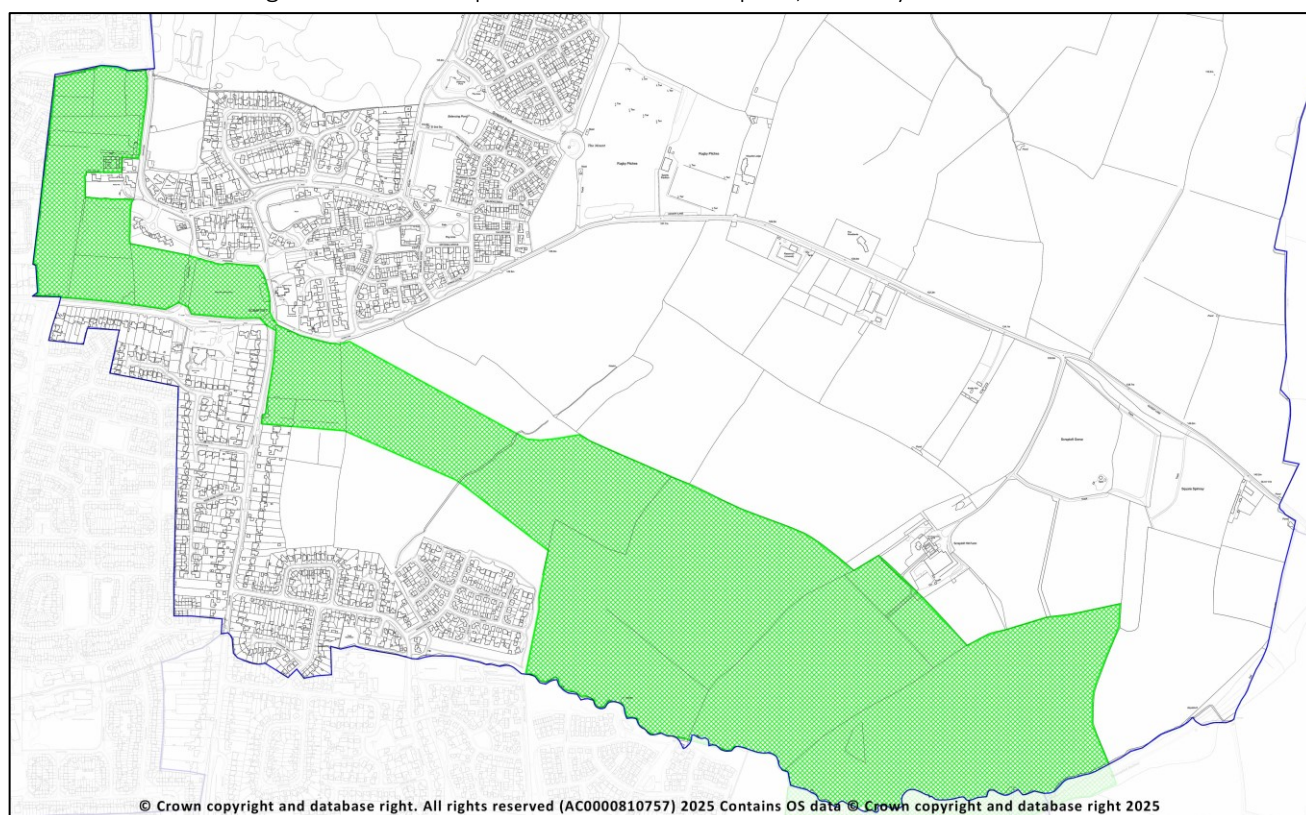
The Neighbourhood Area is located in National Character Area (NCA) *93 High Leicestershire*. NCAs are landscape areas defined by Natural England for planning purposes.

In the natural environment there are 12 areas of *Priority Habitat* (as designated by Natural England), together with 26 historic and validated *Local Wildlife Sites* (LWS) in the Leicestershire Environmental Records Centre (LERC) database. There are no Sites of Special Scientific Importance (SSSIs) in the Neighbourhood Area. In the historic environment there are 11 *Listed Buildings* and some 20 further *sites and features of historical environment significance* (Historic England and/or Leicestershire Historic Environment Records, HER), of which seven are of direct relevance to Neighbourhood Plan policies.

## Area of Separation

This Plan endorses the designation of an Area of Separation to prevent the coalescence of Leicester and Thurnby (including an allocated site for development in the 2022-2041 Local Plan, which extends the built-up area of Thurnby further into the Scraptoft Neighbourhood Area) with Scraptoft village, its residential extensions and open countryside. It supersedes and/or replaces the Green Wedge and Area of Separation designations in the 2011 – 2031 Harborough Local Plan.

Figure 5: Area of Separation between Scraptoft, Thurnby and Leicester



**POLICY ENV 1: AREA OF SEPARATION** – The area of land identified Figure 5 is designated as a Local Area of Separation. Development within this area should be located and designed to maintain the separation between Scraptoft, Thurnby and Leicester.

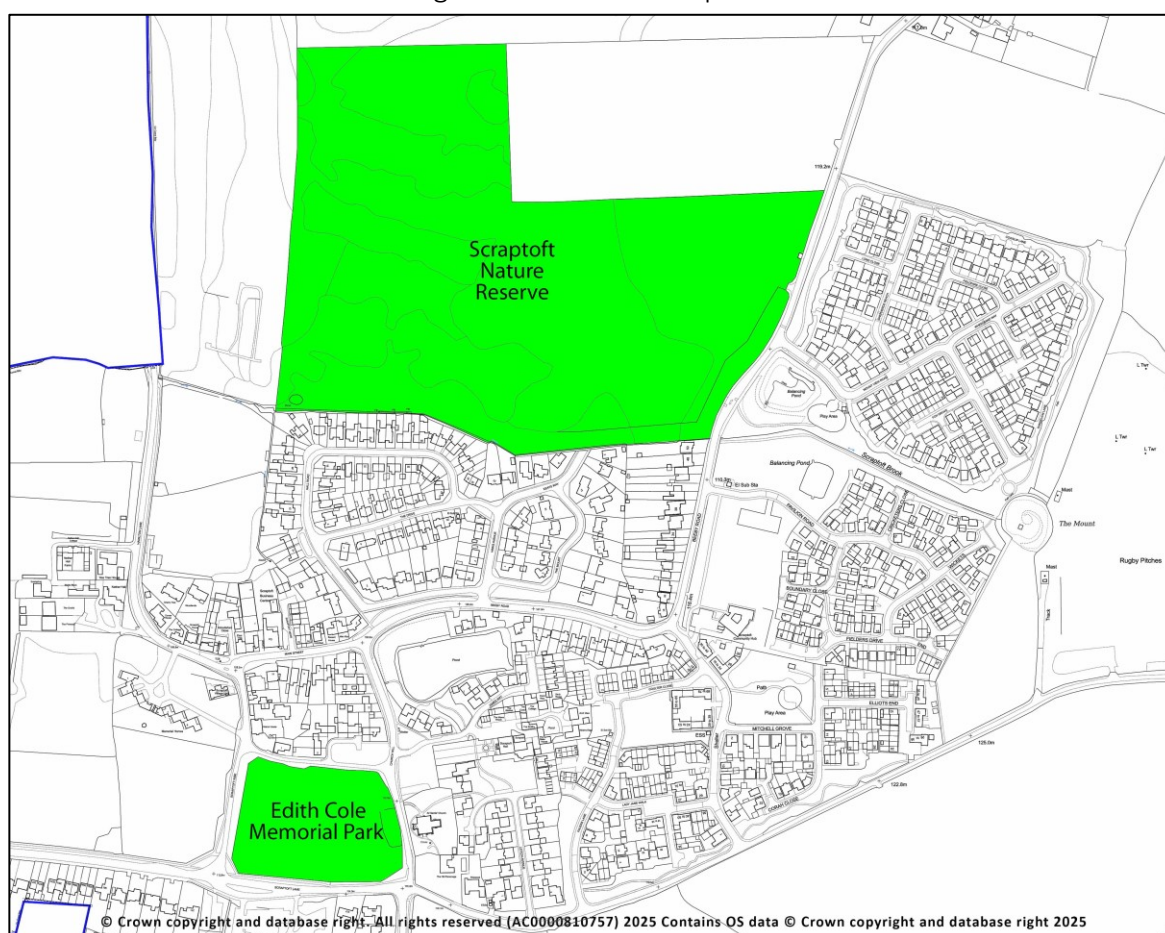
## Local Green Spaces

Four Local Green Spaces were identified and delineated in the policies map in the Made (2015-28) Scraptoft Neighbourhood Plan. However, the distinction in the National Planning Policy Framework (NPPF) between Local Green Space (LGS) and Open Space, Sport & Recreation (OSSR) sites was not taken into account at the time; detailed supporting evidence (i.e. referring to the eligibility criteria for LGS set out in the NPPF) was not provided. The audit of candidate open spaces for the designation was incomplete even at the time, and a number of new open spaces have been created since 2015 in recently completed residential developments.

For these reasons, a new audit of open spaces was conducted for this review Neighbourhood Plan. Of the 21 sites assessed, two (figure 6) meet the essential requirements for designation as Local Green Space, as outlined in National Planning Policy Framework (2024) paragraphs 106-108, and achieve high scores under all relevant criteria. The policy is in general conformity with both the current Harborough Local Plan and the emerging Local Plan 2022- 2041. The other 19 sites are now covered by Policy ENV 3, with protection appropriate to their amenities and functions.

Supporting evidence for the new LGS designations is in Appendix 3. Both are in public ownership.

Figure 6: Local Green Spaces





POLICY ENV 2: LOCAL GREEN SPACES- Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (locations, Figure 4; evidence, Appendix 3) will not be permitted, other than in very special circumstances.

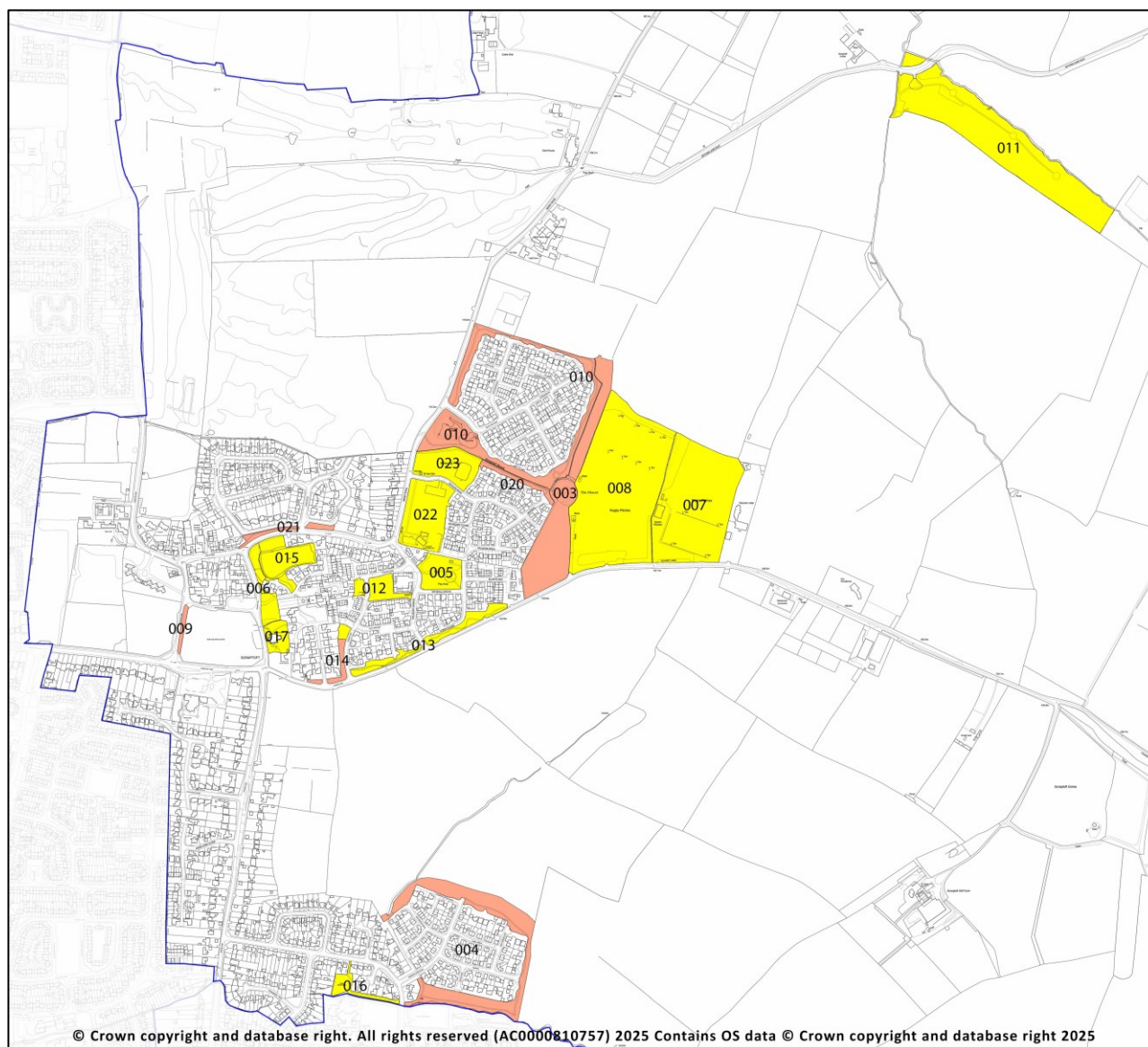
Edith Cole Memorial Park Inventory reference 001 (also as OSSR in HDC audit as *Amenity Open Space*)

Scraftoft Nature Reserve 002 (also as 'War Field Nature Reserve', *Natural greenspace*, in HDC OSSR audit)

## Open Space, Sport & Recreation sites (OSSRs)

As noted above, a new audit of all open spaces was conducted for this Review Neighbourhood Plan. It included the four Local Green Space designations in the Made Plan, the twelve open spaces in the Harborough Council audit (Appendix H Open Spaces Assets in the HDC Open Spaces Strategy 2016-to 2021), five open spaces in new developments not audited by HDC, and two further open spaces (streetside verges, etc.) identified by this Plan's drafters. After elimination of duplicates and removal of the two proposed Local Green Spaces to Policy ENV 2, 19 sites are proposed for inclusion in policy ENV 3.

Figure 7: Open Space, Sport & Recreation sites



Policy ENV 3 – OPEN SPACE, SPORT AND RECREATION SITES: The following open spaces (locations figure 7) are of high value for recreation, sport and amenity, or for their managed or potential natural environment value. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

Open Spaces provided as a condition of planning consent (i.e. to meet national and local standards) in future new developments will fall under this policy following their completion and formalisation as open space, however owned and managed.

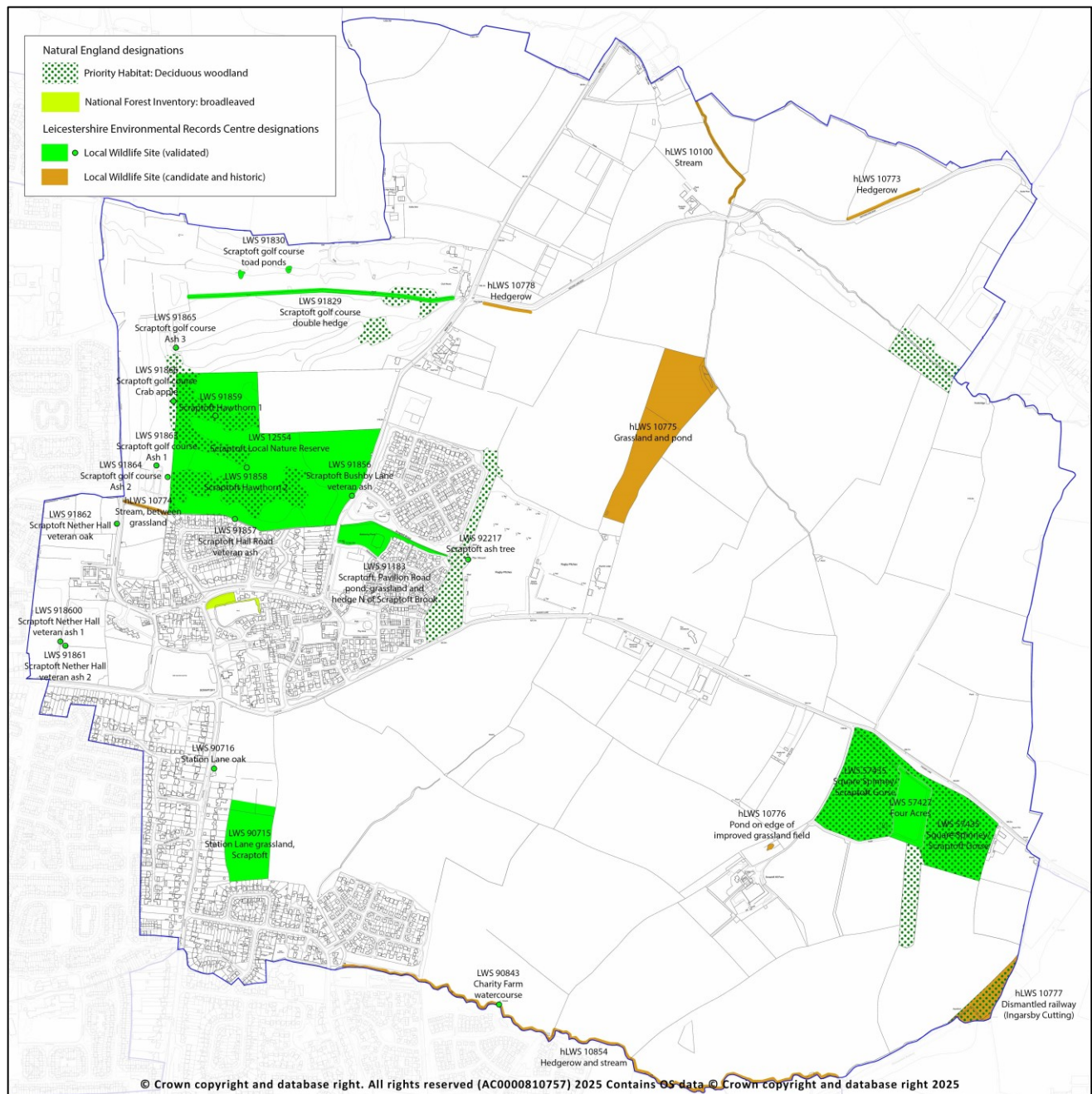
The Mount woodland (Inventory reference 003); *Natural Greenspace*; OSSR, this Plan  
Elizabeth Heyrick Drive (004) *Amenity Open Spaces* and *Play area*, OSSR, this Plan  
Mitchell Grove (005) *Play Area* and *Amenity Open Space* OS122A in HDC Audit, HDC or SPC OSSR  
James Way / Church Hill green and Scraftoft Hall frontage (006) *Amenity greenspace*, *Amenity greenspace*, on HDC Policies Map (2019) but not in HDC audit. HDC or SPC OSSR  
'Jimmies' (Aylestone St James Rugby Club sports field) (007) *Natural greenspace*, on HDC Policies Map (2019) but not in HDC open spaces audit as *Sports Facility*  
Field owned by Parker Strategic (008) *Sports Facility*; on HDC Policies Map (2019) but not in HDC open spaces audit  
Scraftoft Rise verge (wildflower planting) (009); *Amenity Open Space*; OSSR, this Plan  
Mount View estate balancing pond, play area, and natural buffer open spaces (010) *Amenity Open Space*, *play area*; OSSR, this Plan  
Scraftoft Natural Burial Ground (011) *Burial Ground* in HDC Audit, owned by Ginns & Gutteridge Undertakers  
Coulter Close *Amenity Open Space* (012) OS122 in HDC Audit; HDC or SPC OSSR  
Covert Lane *Amenity Open Space* (013) OS122C in HDC Audit, HDC or SPC OSSR  
Facers Lane verges (014); part is *Amenity Open Space* OS122B in HDC Audit, HDC or SPC OSSR; remainder *Amenity Open Space* this plan  
Scraftoft Hall Lake and connecting amenity open spaces (015) *Natural Greenspace* and *Amenity Open Space* in HDC Audit, currently managed by Scraftoft Hall estate management company  
Pulford Drive (016) *Balancing Facility* OS123 in HDC Audit, HDC or SPC OSSR?  
All Saints Churchyard (017) *Closed churchyard* C14A in HDC Audit, owned by Diocese of Leicester  
Scraftoft Brook /Cricketers Close open space (020); *Amenity Open Space*; OSSR, this Plan  
Beeby Road verges (021); *Amenity Open Space*; OSSR, this Plan  
Strawberry Fields pitches and Community Centre (The Hub) grounds (022); *Outdoor sport*, *Amenity Open Space*; on HDC Policies Map (2019) but not in HDC audit  
Strawberry Fields open space (023); *Amenity Open Space*; on HDC Policies Map (2019) but not in HDC audit



## Sites and features of Natural Environment significance

A number of sites in the Neighbourhood Area are known to have natural environment significance sufficient to require consideration when development proposals are being prepared or determined. They comprise a) sites where *priority habitats* and *National Forest Inventory* sites occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded; b) sites identified as ecologically significant by the Leicestershire Environmental Records Centre, including (County) Local Wildlife Sites, and c) other sites identified locally as being of high biodiversity significance in the context of the Plan Area.

Figure 8: Sites and features of Natural Environment significance.



Policy ENV 4 delivers site-specific compliance in the Neighbourhood Area with the relevant Harborough Council Local Plan policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK

Environment Act 2021. It has regard for National Planning Policy Framework (December 2024) policies 185 and 186. It also refers to the *Planning Practice Guidance* of 2024, in respect of the use of the *biodiversity metric* approach for assessing the wildlife value of development sites and for delivering *biodiversity net gain*.

POLICY ENV 4: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped here (Figure 8; details in Appendix 3) have been identified as being of at least local significance for the natural environment. They are ecologically important in their own right and are locally valued. Development proposals affecting them will only be supported if the value of the development can be shown to outweigh the biodiversity significance of the site, and they will be required to include evidence-based, measurable proposals for delivering *biodiversity net gain* at a minimum of 10%. using the appropriate *metric* for the scale of the development.

If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated by net gain as above, or compensated for, planning permission should be refused, having regard for paragraph 193a of the National Planning Policy Framework, 2024.

## Biodiversity and Habitat Connectivity across the Neighbourhood Area

Although some 70 ha of the Scraptoft Neighbourhood Area is currently developed land (and a further c.45 ha is allocated for strategic residential development), there will remain about 390 ha (c.75% by area) of open countryside comprising a mixture of arable and pastoral farmland with pockets of wildlife habitat (environmentally sympathetic agriculture, hedges, ponds, old trees, coverts and other woodland, rough corners). Even in the built-up areas gardens and open spaces have biodiversity value. It might be claimed that these identified ‘biodiverse’ areas of Scraptoft compensate for the rest, where there is little of sufficient significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England’s biodiversity is entirely and only the sum of the wildlife in all parts of all of its individual parishes: extensive low biodiversity makes net improvement more difficult at a national scale, while any further reduction inevitably produces more incremental net loss. Scraptoft residents want this Neighbourhood Plan’s policies to be applied rigorously, to ensure it plays its essential part in protecting what remains of England’s threatened and diminishing biodiversity.

Because **connectivity** is an essential component of biodiversity (isolated populations of animals and plants are at risk of destruction or of simply ‘dying out’), this Plan adds local detail to mapping of significant wildlife sites by defining a network of wildlife corridors connecting the known sites of biodiversity significance (figure 9.1).

While policy ENV 4 delivers site-specific compliance in the Plan Area with the relevant Harborough Council Local Plan policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this policy (ENV 5) does the same for strategic planning and future development proposals across the Neighbourhood Area. The policy is explicitly supported by National Planning Policy Framework (December 2024) paragraphs 187 (a) and (d), 188 and 192, and on 193(a), on which this policy’s wording is partly based. The community also expects all planning strategies, proposals and

decisions affecting the Plan Area to comply with the requirements of the *Climate Change Act* 2008, to follow the spirit of the *Paris Agreement* (UK ratification 2017) and the UK's *25 year environment plan (2018)*, and to plan for *biodiversity net gain* through the mechanisms described in the *Environment Act 2021* and the relevant *Planning Practice Guidance* of 2024-25.

**Biodiversity Net Gain off-site offsetting: site allocation** As part of the community's support for the national objective of compensating for biodiversity loss in new development (National Planning Policy Framework (December 2024) paragraphs 187, 192 and 193 and *The Statutory Biodiversity Matrix – User Guide* DEFRA July 2025), and with the agreement of the landowner, an agricultural field (c.8.7 ha; arable and/or grass mix) in the east of the Neighbourhood Area has been allocated as a registered off-site biodiversity net gain site. The site's current biodiversity will be assessed by survey and using the appropriate spatial risk multiplier.

POLICY ENV 5: BIODIVERSITY AND HABITAT CONNECTIVITY ACROSS THE NEIGHBOURHOOD AREA – All new development proposals will be expected to safeguard habitats and species across the Neighbourhood Area, including those of local significance, and to deliver biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement (via biodiversity net gain at 10%) or compensation, planning permission should be refused, in conformity with paragraph 193 (a) of the National Planning Policy Framework (December 2024).

Development proposals that adversely affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. New development should be designed to retain such trees and hedges wherever possible. Where destruction cannot be avoided, developers will be required to deliver 10% biodiversity net gain by planting replacement trees and/or hedges on site or by providing compensatory planting elsewhere in the Neighbourhood Area. Compensatory plantings should be of native or suitable exotic/ornamental species and should take account of current best practice regarding plant disease control and aftercare.

To comply with current legislation and guidance, all development proposals in the Neighbourhood Area should take account of the possibility of bats, their roosts and commuting and foraging habitats, in and adjacent to the development site. They should:

- in known bat habitat areas, not incorporate exterior artificial lighting (on buildings or open areas) unless demonstrably essential
- in known or potential bat habitat areas, not remove trees unless demonstrably essential
- in all locations, apply mitigation methods in the design and location of artificial lighting using current best practice in respect of dark buffers, illuminance levels, zonation, luminaire specifications, curfew times, site configuration and screening
- in all locations, incorporate integral or external bat boxes in an agreed ratio of boxes to number of buildings or site size.

Development in the Neighbourhood Area will be expected to protect and enhance the identified wildlife corridors (Figure 9.1) and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general or result in the fragmentation of populations of species of conservation concern.



The field mapped in figure 9.2 is allocated for *off-site Biodiversity Net Gain offsetting*. No other types of development proposal on it will be supported.

Figure 9.1: Wildlife corridors

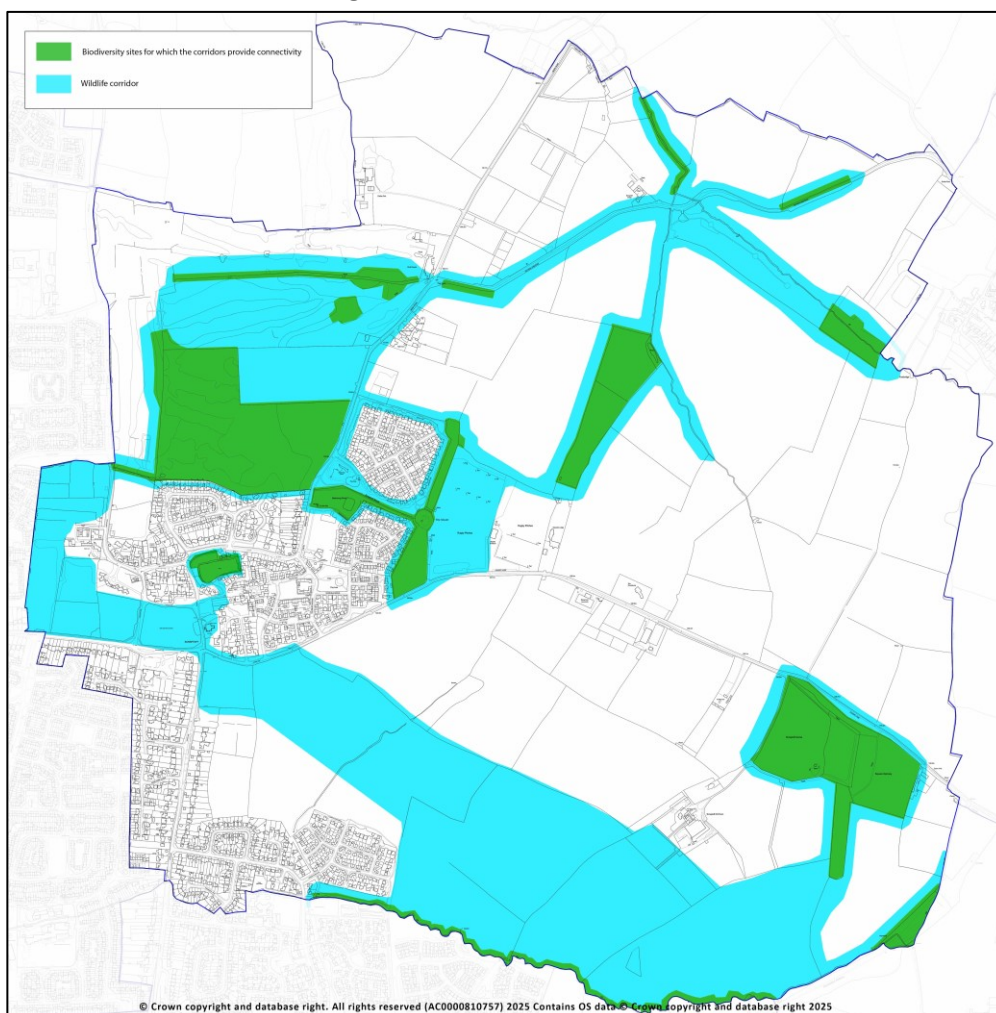
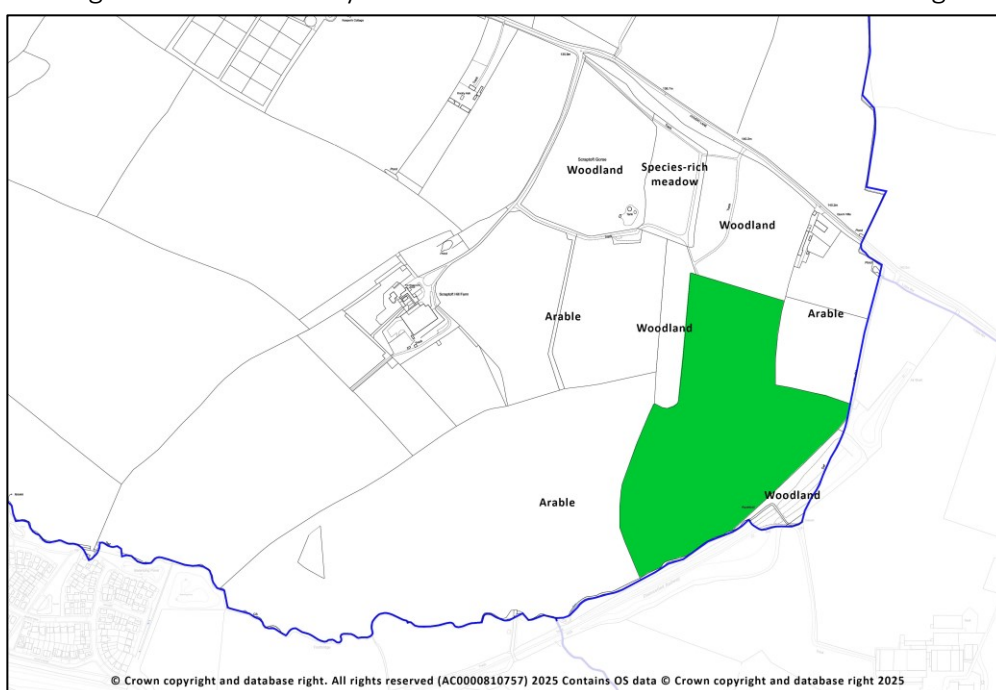


Figure 9.2: Biodiversity Net Gain – site allocated for off-site offsetting

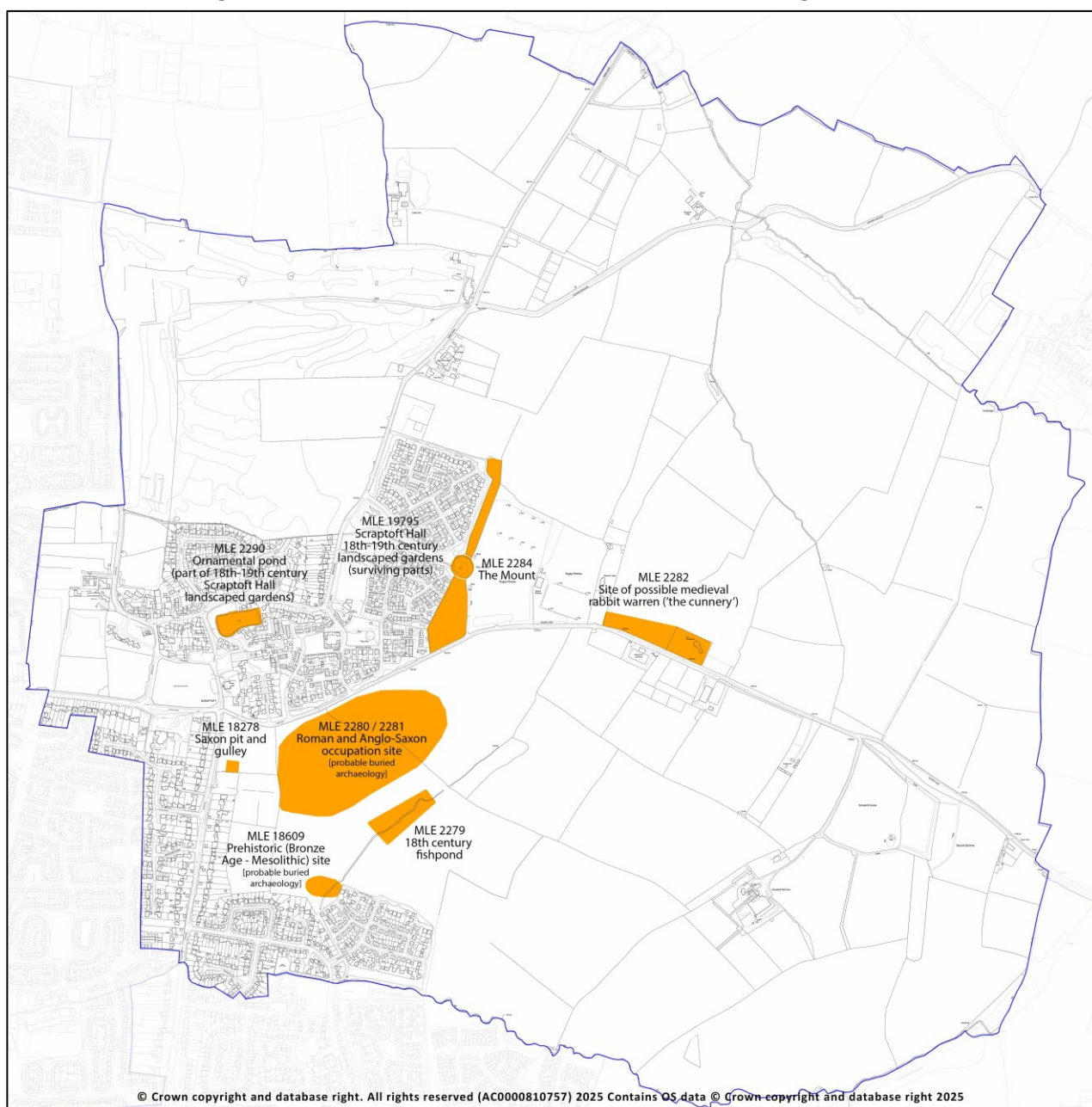


## Sites and features of Historic Environment significance

Despite being close to Leicester and having become effectively a 20<sup>th</sup>- and 21<sup>st</sup>-century suburb, Scraptoft retains two significant, distinguishing and characteristic historical features: its medieval layout (church, street pattern and surviving earthworks from its 14<sup>th</sup> century maximum extent) and its planned 18<sup>th</sup>-century ornamental landscape and hall. The historical environment of the whole Neighbourhood Area therefore plays a significant part in defining the village's special character, and the community places high value on them.

A number of sites in the Neighbourhood Area have been identified as important for this (at least local) heritage and history. They comprise sites and features of relevance to NP policies in the Leicestershire Historic Environment Record (HER) and Historic England databases, and a further set identified (from fieldwork and local history publications and knowledge) in the preparation of the Plan. The map (Figure 10) shows their locations.

Figure 10: Sites and features of Historic Environment significance





**POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE**- The sites mapped in Figure 10 are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. Development proposals adversely affecting them will only be supported if the benefits of the development can be shown to outweigh the value of the heritage assets.

## Statutorily protected heritage assets

Ten buildings and structures in the Neighbourhood Area have statutory protection as a Scheduled monument or through Listing at Grade II. Because they are already protected nationally there is no need for a policy in the Neighbourhood Plan; their entries in the Historic England database are included here for reference, and to note that new development will be required to take into account their *settings* as defined, on a case-by-case basis, by Historic England.

### **Churchyard cross, All Saints' churchyard**

- List Entry Number: 1014515
- Heritage Category: Scheduled Monument
- Location: Scraptoft, Harborough, Leicestershire

### **CHURCH OF ALL SAINTS**

- List Entry Number: 1188364
- Heritage Category: Listing
- Grade: I
- Location: CHURCH OF ALL SAINTS, CHURCH HILL, Scraptoft, Harborough, Leicestershire

### **CROSS AT CHURCHYARD OF ALL SAINTS**

- List Entry Number: 1061727
- Heritage Category: Listing (also Scheduled Monument 1014515, see above)
- Grade: II\*
- Location: CROSS AT CHURCHYARD OF ALL SAINTS, CHURCH HILL, Scraptoft, Harborough, Leicestershire

### **GROTTO AT SCRAPTOFT**

- List Entry Number: 1061726
- Heritage Category: Listing
- Grade: II
- Location: GROTTO AT SCRAPTOFT, CHURCH HILL, Scraptoft, Harborough, Leicestershire

### **SCRAPTOFT HILL FARMHOUSE**

- List Entry Number: 1061728
- Heritage Category: Listing
- Grade: II

- Location: SCRAPTOFT HILL FARMHOUSE, COVERT LANE, Scraptoft, Harborough, Leicestershire

### **Screen, Gate, Gate Piers and Walls at Scraptoft Hall**

- List Entry Number: 1061725
- Heritage Category: Listing
- Grade: II
- Location: Scraptoft Hall, Church Hill, Scraptoft, Leicestershire, Scraptoft, Harborough, Leicestershire

### **Scraptoft Hall**

- List Entry Number: 1061724
- Heritage Category: Listing
- Grade: II
- Location: Church Hill, Scraptoft, Leicestershire, Scraptoft, Harborough, Leicestershire

### **ROSE COTTAGE**

- List Entry Number: 1061729
- Heritage Category: Listing
- Grade: II
- Location: ROSE COTTAGE, MAIN STREET, Scraptoft, Harborough, Leicestershire

### **THE VICARAGE**

- List Entry Number: 1188413
- Heritage Category: Listing
- Grade: II
- Location: THE VICARAGE, CHURCH HILL, Scraptoft, Harborough, Leicestershire

## THE COTTAGE

- List Entry Number: 1188420
- Heritage Category: Listing
- Grade: II
- Location: THE COTTAGE, HAMILTON LANE, Scraftoft, Harborough, Leicestershire

## PEAR TREE STORES (JL BALL, NEWSAGENT)

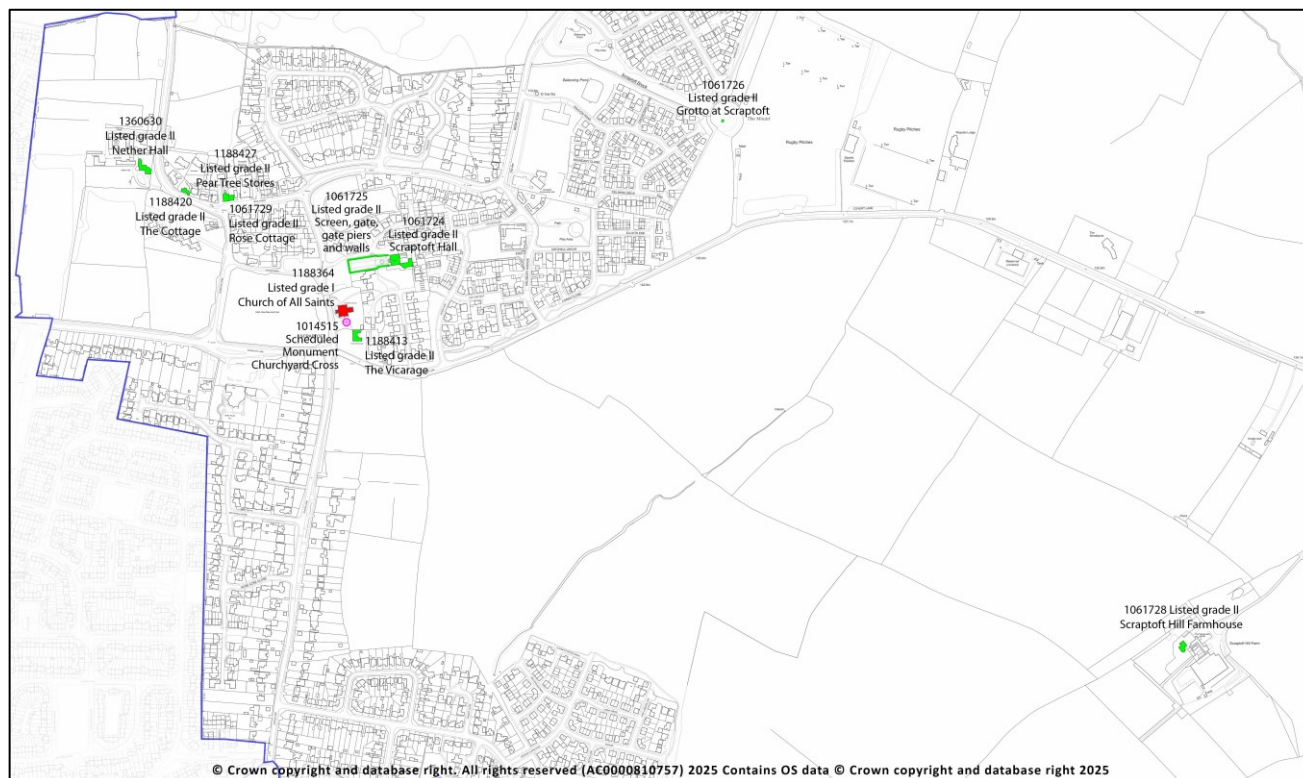
- List Entry Number: 1188427
- Heritage Category: Listing
- Grade: II

- Location: PEAR TREE STORES (JL BALL, NEWSAGENT), MAIN STREET, Scraftoft, Harborough, Leicestershire

## NETHER HALL

- List Entry Number: 1360630
- Heritage Category: Listing
- Grade: II
- Location: NETHER HALL, HAMILTON LANE, Scraftoft, Harborough, Leicestershire

Figure 11: Statutorily protected heritage assets (Listed Buildings)



## Non-Designated Heritage Assets (the ‘Local List’)

To add local detail to the above statutory designations, the Neighbourhood Plan endorses the identification of four further buildings and structures in the built environment of the Neighbourhood Area that are considered to be of local significance for architectural, historical or social and which are recorded as such in the Leicestershire Historic Environment Record (HER). The list below (policy ENV 7) used Historic England criteria for evaluation and justification. They are recognised in the Planning system as *Non-Designated Heritage Assets*. The policy is supported by NPPF (December 2024) paragraph 203.

**POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS-** The structures and buildings listed here (and mapped in Figure 12) are Non-Designated Heritage Assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The loss of, or substantial harm, to a Non-Designated Heritage Asset listed here will not be supported unless it is demonstrated that the loss or harm cannot be

avoided or mitigated and would clearly be outweighed by the benefits of the development.

*Non-listed historic buildings* in the Leicestershire Historic Environment Record (HER):

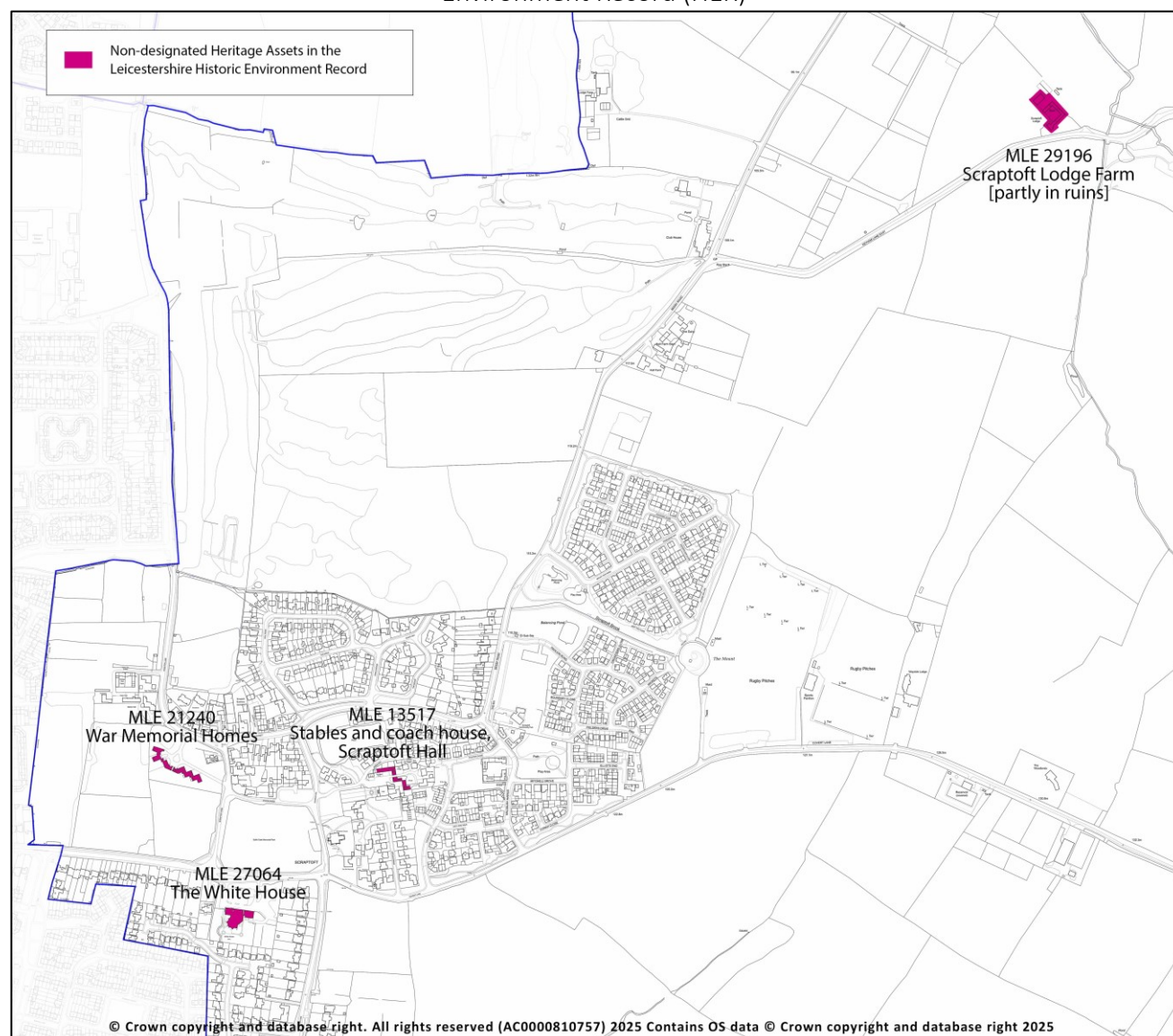
MLE21240 War Memorial Homes, Scraftoft

MLE29196 Scraftoft Lodge Farm (partly in ruin?)

MLE27064 The White House, Scraftoft

MLE13517 Stables and Coach House, Scraftoft Hall, Scraftoft (redeveloped?)

Figure 12: Non-Designated Heritage Assets (buildings and structures) in the Leicestershire Historic Environment Record (HER)



## Ridge and Furrow

As noted elsewhere in this Plan, Scraftoft has a rather unusual land-ownership history. The continuity from late Anglo-Saxon estate through Norman church ownership to private manor in the 16<sup>th</sup> century means that the medieval English midlands method of agricultural management – the *open field system* – persisted for at least six hundred years.

Except for small fields (closes) backing onto the houses, river floodplains, and areas of woodland or waste, the land was worked in a seasonal and yearly rotation of arable crops (cereals, beans), grazing

and fallow. Medieval ploughs were pulled by oxen and, because the ploughshares were not reversible, they always turned the soil rightwards as the plough team progressed up and down the furlongs, producing a corrugated pattern of ridges and furrows whose dimensions increased with every season. The ancient system was ended in the early 16<sup>th</sup> century in an ‘agricultural revolution’. This resulted in *enclosure* of the open fields by the manorial landlord of the time: the old common land (owned by the lord of the manor, worked by the peasants) was redistributed among a few well-connected tenant farmers, and the previously arable open *common fields* became overwhelmingly pastoral.

The result of enclosure was to ‘fossilise’ the previously arable ridges and furrows under grass and hedgerows, and this situation persisted until the mid-20<sup>th</sup> century, when a second agricultural revolution after the Second World War effectively reversed the first one. British governments, and later the European Union, encouraged farmers, mainly through subsidies, to plough the pastures and turn them back to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow. In most English open field parishes, the national loss of ridge and furrow since about 1950 has been over 90%.

In Scraftoft the loss can be measured from two baselines. Aerial photographs were taken in about 1947 in a post-war ‘state of the country’ survey by the RAF, and the sheets for Leicestershire were used by the County archaeologist team in the 1980s to reconstruct the extent of medieval earthworks and ridge and furrow across the county, including Scraftoft. Then in the late 1990s, English Heritage (now Historic England), realising the scale of destruction, undertook the first of a series of surveys (*‘Turning the Plough’*) across the Midlands, including Leicestershire, and made recommendations for protection and management. Finally, the drafters of this Plan have undertaken a field-by-field update survey of the 2025 extent. The situation is as follows:

c.1947	[estimate] 350 ha
c.2000	c. 90 ha
2025	47.7 ha

In English legislation ridge and furrow fields (except for the few that are also Scheduled Monuments) are not statutorily protected, despite a recognition that *“as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance”* (English Heritage, 2012). Individual fields in Scraftoft are not claimed to be of international importance, but the few surviving areas of ridge and furrow are highly valued by the local community, and any loss would be significantly detrimental to local heritage. While this policy is primarily aimed at non-agricultural developers, the involvement of farmers and agricultural landowners on a case-by-case basis will be necessary to achieve a sustainable balance between this important heritage asset and the viability of local agriculture.

**POLICY ENV 8: RIDGE AND FURROW-** The surviving areas of ridge and furrow shown in Figure 13.3 are Non-Designated Heritage Assets. Any development proposal that would result in loss or damage to the assets will only be supported if the local benefits of and need for the development can be shown to outweigh the historic significance of the ridge and furrow features.



Figure 13.1: Ridge and Furrow, c.1947

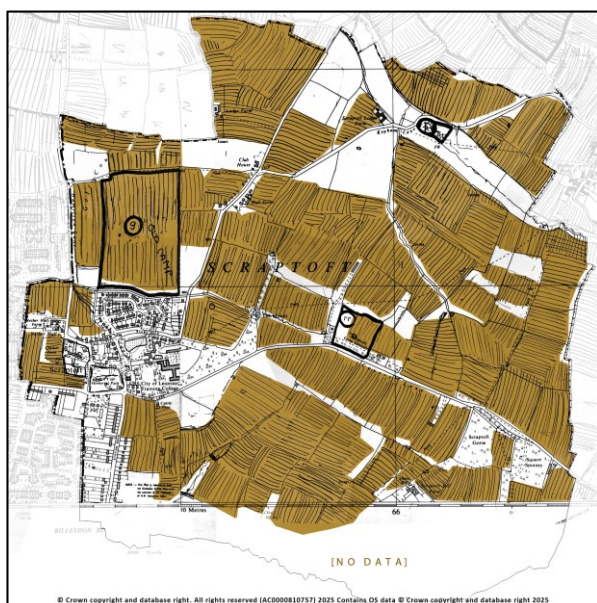


Figure 13.2: Ridge and Furrow, c.2000

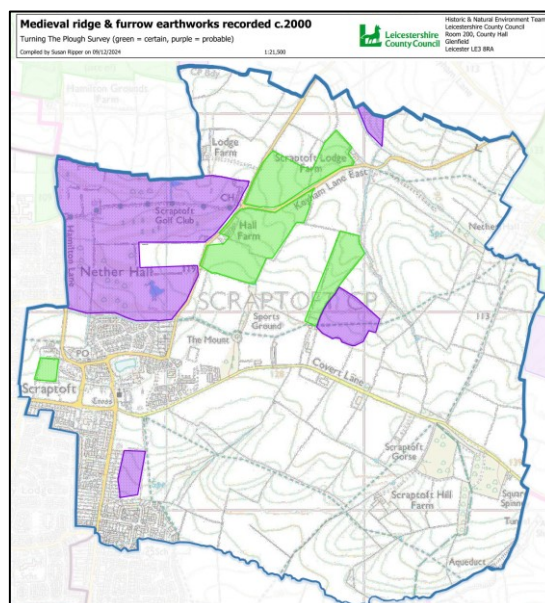
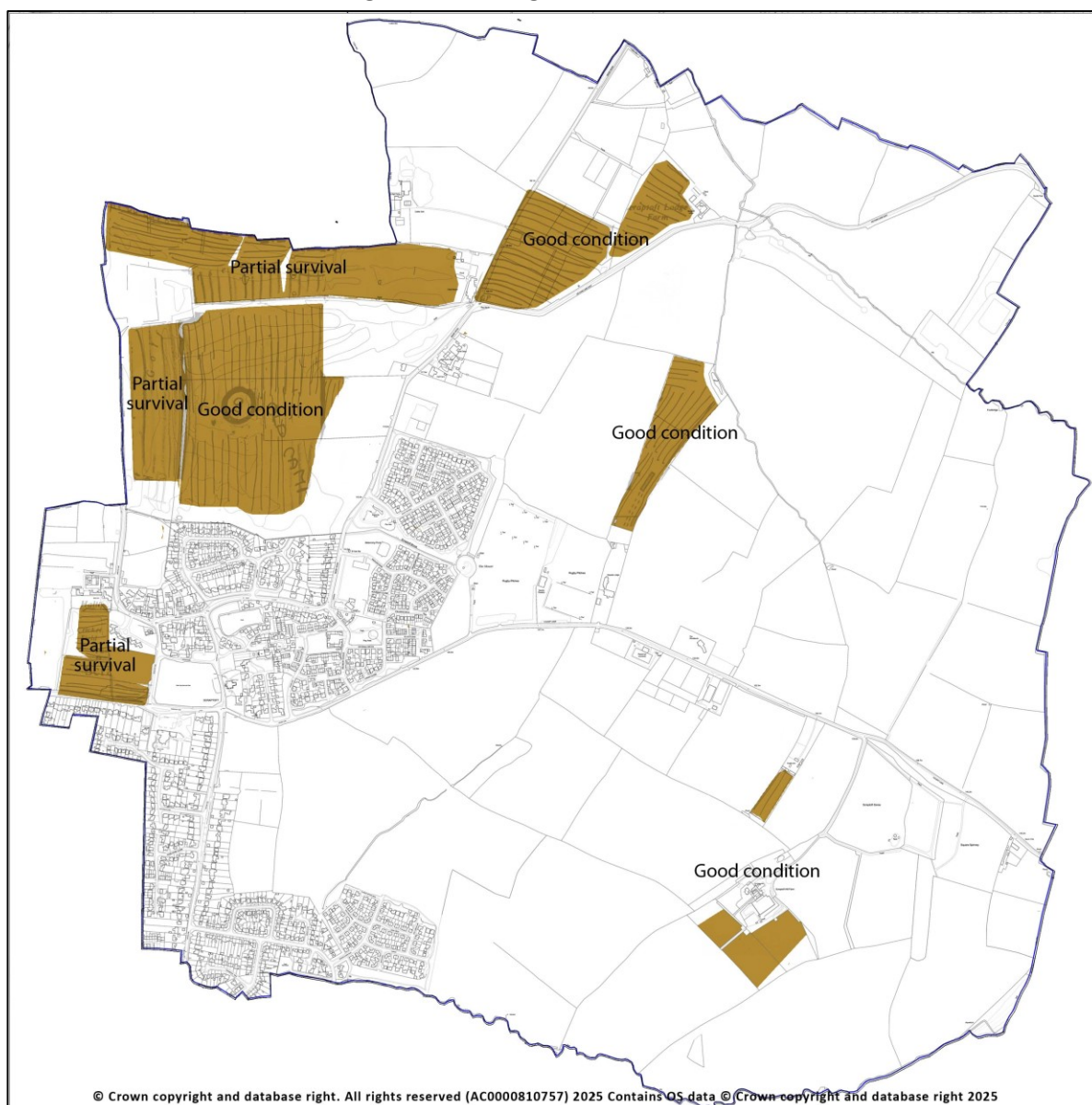


Figure 13.3: Ridge and Furrow, 2025



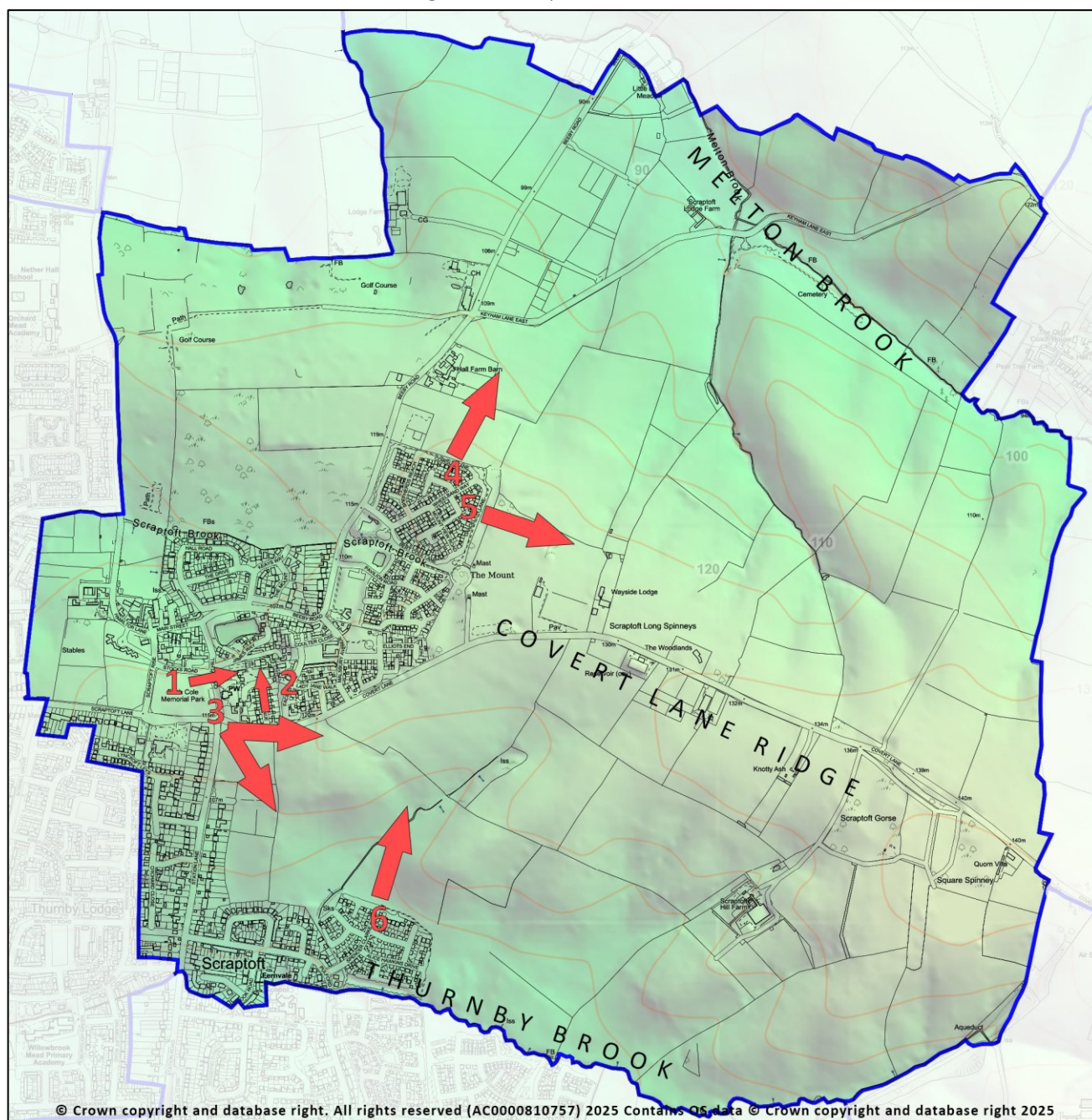


## Important views

Consultation during preparation of the Neighbourhood Plan Review identified a widely held wish to protect the character and setting of Scraftoft, in particular its location (on the landscape edge between Leicester and the very rural open countryside of National Character Area (NCA) 93 *High Leicestershire*) and the contribution its historic buildings make to the old part of the village.

One of the main ways in which residents expressed this wish was by describing several typical views within and around the village and toward the surrounding countryside. These consultation findings were supported by the fieldwork for this chapter of the Plan, which confirmed the sightlines of the suggested views and mapped them (below, figure 14).

Figure 14: Important views



POLICY ENV 9: IMPORTANT VIEWS – The following views (mapped in Figure 14, described in Appendix 4) are important to the setting and character of Scraftoft. Development proposals should respect and whenever possible protect them. Development which would block or have an unacceptably adverse impact on the identified views will not be supported.

1. From Edith Cole Memorial Park and Church Hill, east to Scraftoft Hall
2. From Leticia Avenue to Scraftoft Hall
3. From Scraftoft Lane junction, panorama south to east across fields to Thurnby Brook valley and open farmland of east Leicestershire
4. From Goodrich estate northeast across open countryside over the Melton Brook valley and into high east Leicestershire
5. From Dandelion Lane into the Mount woodland
6. From Elizabeth Heyrick Drive north across open fields and footpaths to Covert Lane and the woodland along the ridgeway

## Flood risk resilience and climate change

At the time (2025) of drafting this Review, international cooperation on dealing with carbon emissions and the resulting increase in global temperature seems to be stalling. Meanwhile planning policy in England is being driven (arguably necessarily) by economics and politics in the short term, rather than by the worsening climate emergency whose effects are being experienced as extreme weather events and flooding at unprecedented frequencies and levels. Flood defences installed in the last decades are unable to cope, and neither the Lead Local flood Authority (LLFA; Leicestershire CC) nor the several Risk Management Authorities (RMAs, including the Environment Agency) have resources for upgrading them.

In the long term, even if carbon emissions are eventually controlled, the effects of the current high levels will likely persist for decades. It is therefore desirable to plan for at least a medium-term future, in which weather events will continue to become more extreme, by putting in place measures that manage the effects of climate change on flooding for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis shifts from mitigation to resilience; in other words, from requiring new development to reduce its adverse effects on flood risk to requiring it to avoid creating or adding to flood risk at all.

This is a step change in the strategic approach. It should change how the National Planning Policy Framework, and Local and Neighbourhood Plan policies, are applied, particularly:

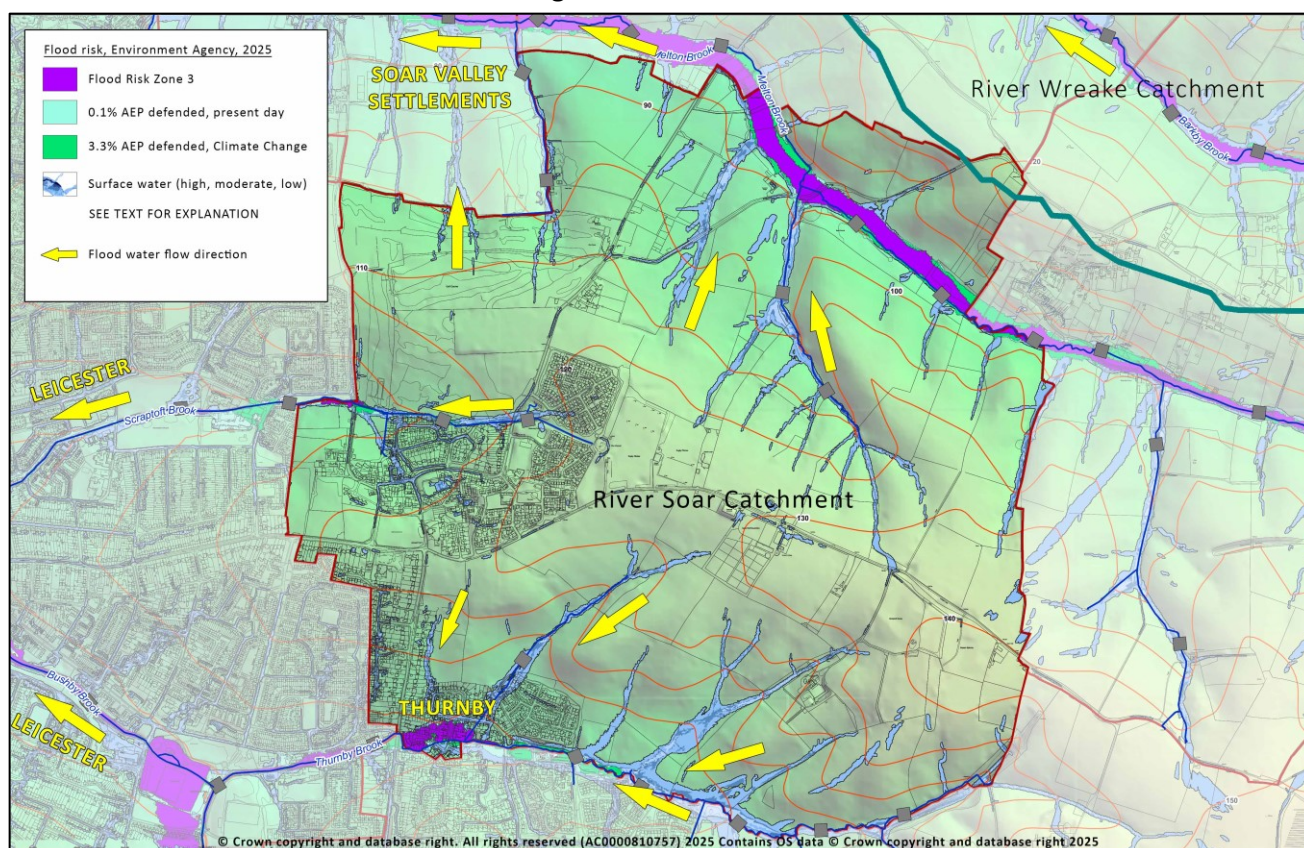
- rigorous use of the sequential and exception tests to reject or modify allocations and proposals in *flood risk zones 3 and 2, in areas mapped as having an annual exceedance probability (AEP) of flooding* and in *locations where surface water run-off originates*, and
- *strict imposition and enforcement of conditions attached to planning consents* in respect of the *sustainable drainage systems (SuDS)* to be incorporated (e.g. *future-proofed surface water drainage and attenuation to retain all of the excess rainfall falling on the whole site in a 45mm/24hrs event*)



The Scraftoft Neighbourhood Area stands high above the Soar valley in which Leicester is located; it includes the sources and headwaters of watercourses (brooks) that feed into the Soar and Wreake catchments. Two of these brooks pass through built-up areas of both Scraftoft and the part of Thurnby within the Neighbourhood Area. While they rise in open countryside, they flow through areas earmarked for strategic development, and are also fed by surface water and small watercourses (ditches) originating in the potential development locations. Thurnby Brook and Scraftoft Brook both cause flooding in built-up parts of the Plan Area. Floodwater peaks then move into Leicester, where further flooding occurs, and on downstream into the lower Soar and Wreake valleys, where several communities (Sileby, Cossington, Quorn, etc.) are becoming renowned for recurring flood events.

In light of the above, it is particularly important that the location and technical standards of all new development proposals in the Scraftoft Neighbourhood Area should in future be judged on their likely contribution to flooding in a climate change world. Policy ENV10 is intended to deal with this at the local level. To complement the policy, the community will strongly support Natural Flood Management (NFM) proposals across the catchments in the Neighbourhood Area; the objective is to encourage natural mitigations (like tree-planting, restoring watercourses to their natural form and 'slow the flow' measures for reducing flooding peaks) in watercourses and, especially, reducing the immediate contribution of surface water run-off to floods, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

Figure 15: Flood risk



#### Environment Agency risk definitions (2025) in figure 15:

Annual Exceedance Probability (AEP) is the preferred [new] method for describing the likelihood of a flood occurring. This is because it better explains that the chance of a flood of a given magnitude occurring remains

constant through time, i.e. 0.1% AEP means that *for any given year* there is a 0.1% chance (1 in 1000) of a 1-in-100-year flood occurring; 3.3% AEP means 3.3% chance of a 1-in-100-year flood. The 3.3% zone has the highest probability but covers the smallest area (nearest to the river causing the flood).

Defended 3.3% AEP Rivers (Climate change). The mapping of this zone takes into account the presence of flood defences and assumes that they will operate in the way they were intended (or designed) to function. The climate change allowance is based on the latest UK Climate Projections (UKCP18) from the Met Office. The specific climate change scenario used in the map is the projection for the 2080s epoch (2070-2125) for risk of flooding from rivers.

Policy ENV 10 has regard for National Planning Policy Framework (December 2024, updated February 2025) paragraphs 161, 162, 164(a) (and generally with 170- 182), and with Harborough District Council Local Plan Policy CC3. It will also be in general conformity with the Regulation 19 Harborough Local Plan 2020- 2041 paragraphs 2.20 and Policies DS03(d), DM07 and DM08.

**POLICY ENV 10: FLOOD RISK RESILIENCE – Development proposals within the areas indicated (Flood Risk Zone 3; 0.1% AEP defended (present day) and 3.3% AEP defended for rivers (climate change prediction); and surface water) in Figure 14 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.**

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supported, provided they do not adversely affect important open spaces, or sites and features of natural or historic environment significance.

Development proposals of one or more dwellings and/or for employment or agricultural development should demonstrate that:

- if in a location susceptible to flooding from rivers or surface water (Figure 14), no alternative site is available;
- its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;
- it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff, and that the development will not adversely affect other natural habitats and water systems;
- its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g., landscaping, access and egress for aquatic and terrestrial animals, and native species planting;
- it does not increase the risk of flooding to third parties, taking into account the effects of climate change.

# Renewable Energy Generation Infrastructure

**FOR DISCUSSION AT OPEN EVENT.** The NP can ‘remain silent’ – if it does, all renewables proposals will be determined using the HDC Local Plan policy (current or future) and having regard for the National Planning Policy Framework (including the December 2024 changes). If the NP has its own policy, by ‘adding local detail’ (identifying areas where turbines and solar PV arrays *would be supported*, and specifying their height/area etc.), and demonstrating a constructive, positive approach, you can retain a considerable degree of control.

**Example POLICY 11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE** – Proposals for wind and solar generation infrastructure of up to two turbines each of maximum tip height 30m and/or one solar array up to 10 ha area will be supported in the areas mapped in figure 20, subject to avoidance or mitigation of the following harmful effects on environment and amenity:

- adverse impact (noise, reflections, glare, shadow, flicker, other visual impact, water pollution, smell, air quality impairment, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and third parties
- adverse impact on identified views or on the sensitivity and character of the landscape (figure 20)
- adverse effect on footpaths and other recreational and amenity walking, cycling and riding routes
- adverse effect on biodiversity or identified species and habitat sites. Proposals will be required to include a practical, measurable strategy to deliver 10% biodiversity net gain (policy ENV 4 will apply)
- adverse effect on statutory historic environment features or sites, non-designated heritage assets, or ridge and furrow (policies ENV5 and 6 will apply)

In the case of solar PV arrays, proposals should also include appropriate and relevant assessments and documentation in respect of transport, heritage, archaeology, landscape impact, environmental impact, flood impact, ecology, agricultural land quality, arboriculture (impact and method) and tree protection. *Areas in which the community would, subject to these conditions, support proposals are shown in figure 16.*

*Proposals for renewable energy generation infrastructure larger than specified above (number, height or area) will not be supported.*

Figure 16: [PLACEHOLDER] Locations / areas where proposals for turbines (left) and solar PV arrays (right) would be supported

--	--



## D. Community Sustainability

This chapter looks at aspects of village life including: - Community facilities; Traffic management & road safety (including parking); and Business & employment.

### 1. Community facilities

Community facilities and amenities provide important infrastructure for the residents of Scraptoft, supporting and enhancing the quality of daily life and contributing to the vitality of the village.

Some of these facilities and amenities offer local employment opportunities whilst others provide a focal point for social interaction and support important services; thereby reducing the need to travel, which is particularly important for those who do not have access to a car.

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

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.

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

Scraptoft Village Hall on Scraptoft Rise is very small and has limited facilities. A new multi-use community hall close to the Strawberry Fields development off Beeby Road opened in 2017. The new facility provides more community space, opportunities for multi-faith worship, indoor recreation and activities for young people- many of the things local people said Scraptoft needs.

Scraptoft has a limited range of facilities. This increases the need to travel, often by car, to nearby settlements. The need to travel outside the Parish to access basic services is one of the main reasons for the high levels of car ownership in the Parish (10.4% of households have no car or van. It also creates challenges for those residents without access to a car. Reductions in the frequency of local bus services compound the issue.

The loss and threatened closure of facilities and services is, however, a common dilemma for rural communities. The viability of many rural services is likely to be challenged further in future because of squeezed local authority budgets and more car owning residents commuting to work, driving to retail centres and accessing leisure facilities and other amenities further afield.

The Harborough Local Plan (2019) seeks to protect and enhance community facilities through Policy HC2.

**POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES** - Development leading to the loss of an existing community facility (Community Hub, Village Hall, Co-operative Store, Post Office, Village Store, All Saints Church, White Horse Pub) will only be supported where it can be demonstrated that any of the following apply:

- a) There is no longer any proven need or demand for the existing community facility;
- b) The existing community facility is no longer economically viable and there are no alternative uses for the building that meet a community need; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan Review.

Small scale proposals to enhance the provision of community facilities, including healthcare provision, a pharmacy and facilities for older children to meet an identified local need will be supported subject to the proposals demonstrating that they will not generate unacceptable disturbance in respect of, noise, fumes, smell or traffic; have appropriate off-road parking; that they will respect and be compatible with the local character and surrounding uses; and that they will, where appropriate, protect residential amenity.

## 2. Employment

### Existing and new employment opportunities

The strength of the local economy and of the community go hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan Review. The Harborough Local Plan (2019) supports employment development in rural areas through Policy BE1 which seeks to ensure sufficient land for employment is provided to meet identified needs.

Scraptoft has a number of established businesses which are run from home-based facilities within the village. In addition to the Business Park located behind the Co-Operative store are businesses including Accounting and Business services, a day nursery, a natural burial ground, equestrian facilities, vehicle air conditioning and bakery and beauty services.

In 2021, 31.7% of people living in the parish (aged 16-74) worked from home compared to 35.8% across Harborough).

For the majority of workers resident in the parish the lack of significant local employment opportunity means that their only option is to work away from the area, commuting increasingly greater distances to secure employment. Scraptoft has a high proportion of economically inactive residents (34.2% compared to 37.4% across Harborough). 60%% of residents go to work by car compared to 54.3% across Harborough.

Where there are buildings dedicated to business use in the parish it is important that they are protected against being lost to other uses. It should be clearly demonstrated that there is little prospect of existing building or land generating employment before allowing demolition or redevelopment.

Meanwhile, new employment initiatives in the right location can greatly help to boost and diversify the local economy and to provide more local employment opportunities.

Overall, maintaining the rural nature of the parish strongly mitigates against any larger scale business development.

Any new employment initiatives should be sensitive to the character of the parish. Employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as air quality, green spaces, increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

There is, however, a need to recognise and support the increasing numbers of people who conduct their businesses from home. The Neighbourhood Plan Review reflects this in its proposals to provide a wider range of housing and to both support conversion of redundant commercial buildings and the development of local business premises where appropriate.

**POLICY E1: EMPLOYMENT DEVELOPMENT** - Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be supported unless it can be demonstrated that the site or building is no longer suitable for employment use.

Proposals for employment-related development (for new and/or expansion of employment uses) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; has appropriate off-road parking; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

## Working from home

The reduction of CO2 omissions to net zero by 2030 is now enshrined in law, so it is important to consider new employment opportunities in the right location for the residents of Scraptoft in order to help reduce vehicle usage and carbon footprint. The last census of 2021 identified 14.1% residents as self-employed and 31.6% working mainly from home. 756 people regularly drove to work and back making a total of over 1,500 vehicle journeys per day.

It has been demonstrated that there is support for those people who wish to conduct their business from within the village. Again, through the consultation process this will only be seen as acceptable if it avoids impact on other matters that are considered equally important, such as increased traffic flows, parking, retaining the residential amenities, the local environment and the preservation of historic and heritage assets.

The Neighbourhood Plan Review therefore supports the rural economy by allowing for new employment planning applications in residential dwellings to provide or safeguard local jobs.

**POLICY E2: WORKING FROM HOME** - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale freestanding buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) The commercial development of the property is for the primary use of the property residents only and where the proposed commercial use remains ancillary to the main use of the building as a residential dwelling;
- b) Any extension or free-standing building does not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction; and
- c) Such development will not result in significantly increased traffic movements or significant and adverse impact to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity.

## Farm diversification

Scraptoft Hill Farm is the one working farm in the Parish.

The conversion of former agricultural buildings enables farm diversification, leads to the sustainable reuse of vacant buildings and provides opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people. This is a national trend, which the Parish Council would like to encourage within the Plan area to maintain a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses,



visual impact on the countryside and highway safety issues. New business development in the countryside is covered in Policy E1.

To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate conversion of existing farm buildings in the countryside. Specifically, this is intended to: Promote a viable and sustainable farming and rural economy in the neighbourhood area and the diversification of rural businesses; encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract both visitors and tourists to the parish and maintain and enhance the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system. The policy allows for circumstances where planning permission is required.

**POLICY E3: REUSE OF AGRICULTURAL AND COMMERCIAL BUILDINGS** - The reuse, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

## Broadband

The Harborough Local Plan (2019) recognises the importance of the Digital Infrastructure in Policy IN3. This Neighbourhood Plan Review recognises the fundamental importance of ultra-fast broadband to the development of the local economy and that rural communities must not be disadvantaged with a poor communication infrastructure. Such facilities are particularly important for promoting and developing homeworking as outlined in policy E2.

Current speeds are generally very good. 95% of premises have ultrafast broadband (300 Mbps or faster – source [www.broadbandexposed.co.uk/broadband/in/scraftoft/](http://www.broadbandexposed.co.uk/broadband/in/scraftoft/))

**POLICY E5: BROADBAND INFRASTRUCTURE** - Proposals to provide improved access to faster broadband for businesses and households in Scraftoft Parish will be supported; this includes suitable connectivity for future generations of mobile technology.

Improvements to the mobile telecommunication network that serves businesses and households within the Parish will be supported. If a new mast is installed, this should be shared, where possible, by more than one provider.

Any infrastructure improvements requiring above ground network installations, must be sympathetically located, designed to integrate into the local area, and not be visually intrusive in open landscapes.

### 3. Traffic

#### Sustainable transport

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.

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

The Harborough Local Plan (2019) promotes sustainable transport and active travel through Policy IN2 which supports proposals that 'maximise the use and efficiency of existing transport facilities and where necessary provide mitigating measures to deal with the impacts of development on the transport network'

POLICY T1: SUSTAINABLE TRANSPORT - Transport assessments for major development (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 regulation 2(1) of new housing should demonstrate that:

- a) The cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken where feasible;
- b) Provision is made for accessible and efficient public transport routes within the development site or the improvement of public transport facilities to serve the development;
- c) Improvements to pedestrian and cycle routes are incorporated to serve the development, where appropriate, and to provide safe, convenient and attractive routes to shops, employment, schools, adjoining housing and community facilities and which are integrated into wider networks, by lateral pedestrian and cycle links to adjoining housing;
- d) It retains existing rights of way or provides acceptable diversions;
- e) 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; and
- f) Travel packs are to be provided on residential developments to encourage sustainable forms of transport and to promote existing and new pedestrian and cycle routes.

## Electric car charging

The UK government has recently announced its intention to ban sales of new petrol and diesel cars from 2030 to combat rising levels of air pollution (in particular NOx) and address climate change concerns. The implication is that the number of 'pure' (i.e. not hybrid) electric vehicles (EVs) on the road will increase rapidly; there is some evidence this is already starting. This raises the crucial question for the planning system of providing infrastructure for EV battery recharging.

This issue is already influencing planning and building regulations, and it would seem wise to include such requirements for new developments in Scraftoft, if rural communities are not to be left behind. Similarly, commercial rapid charging facilities are growing across the country (making use of 3-phase supply not possible at the domestic level and reducing the 7kW re-charge time by a factor of 3). These could be utilised in Scraftoft for example by installation in a permanent parking area as described above, providing re-charging for residents with no off-road parking, and allowing opportunity fast re-charge for all residents.

The Harborough Local Plan (2019) supports the use of electric vehicle charging points through Policy IN2 Sustainable Transport.

**POLICY T4: ELECTRIC VEHICLES** - The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively on existing available parking in the Parish.

## 4. Infrastructure

All development has the potential to impact on the environment and place pressure on local infrastructure and services. It is recognised that the planning system should be used to ensure that new development contributes positively to the local environment and helps to mitigate against any adverse impacts on infrastructure.

The Harborough Local Plan (2019) confirms that 'it is important to ensure that the infrastructure necessary to service new development is provided in a timely and financially viable way'.

The NP REVIEWPF stresses that the need for infrastructure accompanying development must have regard for the viability of that development. Planning Practice Guidance (PPG 46) also recognises the ability of neighbourhood plans to identify the need for new or enhanced infrastructure but requires the Plan to prioritise the infrastructure requirements.

Provision of the necessary physical and community infrastructure arising from proposed development is therefore a critical component of the Plan, which has identified a wide range of potential infrastructure requirements through its production.

Funding for new infrastructure is currently provided through a legal agreement (often referred to as a Section 106 Agreement) between the District Council and the applicant, along with other parties involved in the delivery of the specific infrastructure improvement.

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.

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 and sports & recreation provision. However, the Plan must be deliverable. Therefore, developments should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.

Policy IN1: INFRASTRUCTURE - New development will be supported by the provision of new or improved infrastructure together with financial contributions for the following off-site infrastructure requirements:

- a) 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;
- b) the improvement, remodelling or enhancement of sports and recreation provision in Scraftoft including the provision of allotments;
- c) A pharmacy;
- d) Medical facilities;
- e) Recreation provision for older children; and
- f) Traffic calming measures.

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



## 10. Monitoring and Review

The NP Review relates to the period 2025-2041. During this time, it is very likely that the circumstances which the plan seeks to address will change.

The NP Review will be regularly monitored. This will be led by Scraftoft Parish Council on an annual basis. The policies and measures contained in the NP Review will form the core of the monitoring activity, but other data collected and reported at the parish level relevant to the delivery of the NP will also be included.

The parish council proposes to consider a formal review on a five- year cycle commencing in 2030 or to coincide with the review of the Harborough Local Plan if this cycle is different.