

## Scraptoft Settlement Profile

### Introduction

**General Location:** The village of Scraptoft lies immediately east of Leicester City. It extends south to Thurnby Brook where it meets Thurnby and Bushby parish. Station Lane leads from the main part of the village to the A47 just over 1 kilometre to the south and Scraptoft Lane runs westwards to join the A563 Leicester Outer Ring Road. Leicester City Centre lies approximately 4 miles to the east. The parish extends well beyond the village to include open countryside and occupies the relatively high ground between two streams flowing westwards to the Soar.

Scraptoft is an ancient village centred on Hamilton Lane, Main Street, Scraptoft Hall and All Saints Church. The historic core areas are still clear despite modern housing developments and are within a designated Conservation Area. The settlement now extends well beyond this area along Covert Lane, Station Lane and Beeby Road.

Scraptoft, as part of the Leicester PUA, comes under Policy CS15 of the Core Strategy. This policy seeks to ensure that development within or adjoining the Leicester Principal Urban Area (Scraptoft, Thurnby and Bushby) is appropriate in scale and type to existing communities, safeguards the identity of the communities of Scraptoft and Thurnby/Bushby, and does not undermine regeneration and development objectives in neighbouring Leicester City and Oadby and Wigston Borough. The minimum housing requirement for Scraptoft, Thurnby/Bushby is set out as 880 dwellings for the period 2006 – 2028.

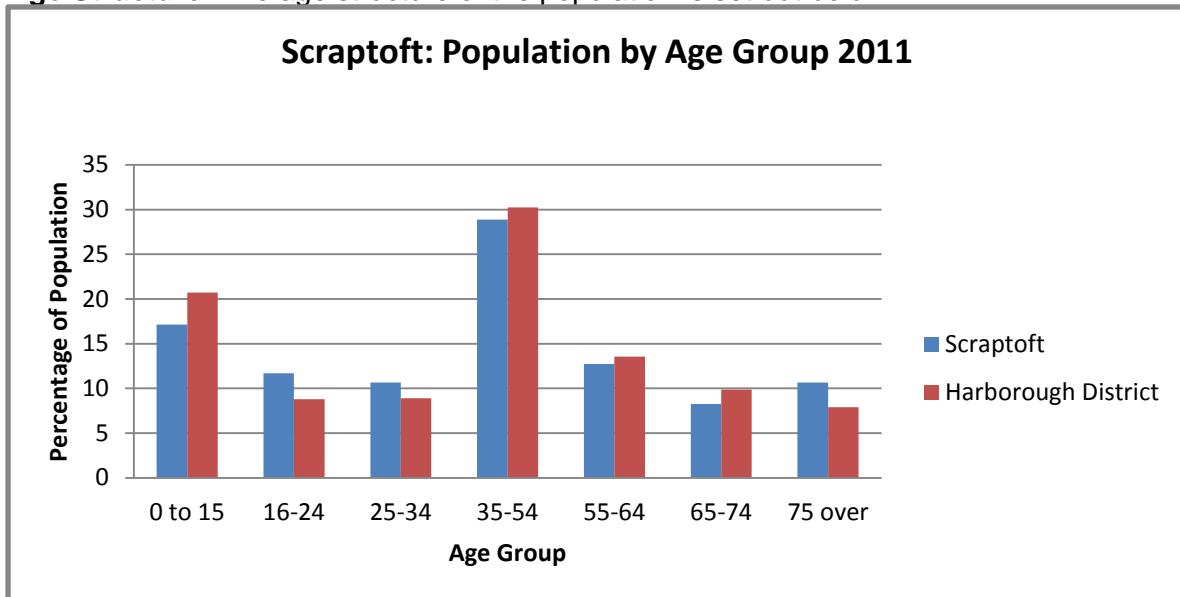


### Key Statistics for Scraptoft Parish (Census 2011):

- Population of 1804 (increase of 283 or 18.6% since 2001 compared to an increase of 11.5% across the District over same period);
- 17.1% of population is in 0–15 age group whilst 18.9% of population is 65 or over;
- Number of dwellings is 768 (an increase of 42.2% since 2001);
- Number of households is 734 (an increase of 37.2% since 2001);
- 44.4% of households have 2 or more cars/vans whilst 11.6% of households have no car/van;
- 42.8% of dwellings are detached (compared to 48.4% detached across the District);
- 80.7% of dwellings are owner occupied, 7.8% are social rented/shared ownership and 10.9% are private rented;
- 18.5% of population is black and minority ethnic (BME);

- 55.7% of the population is Christian and 13.5% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh).

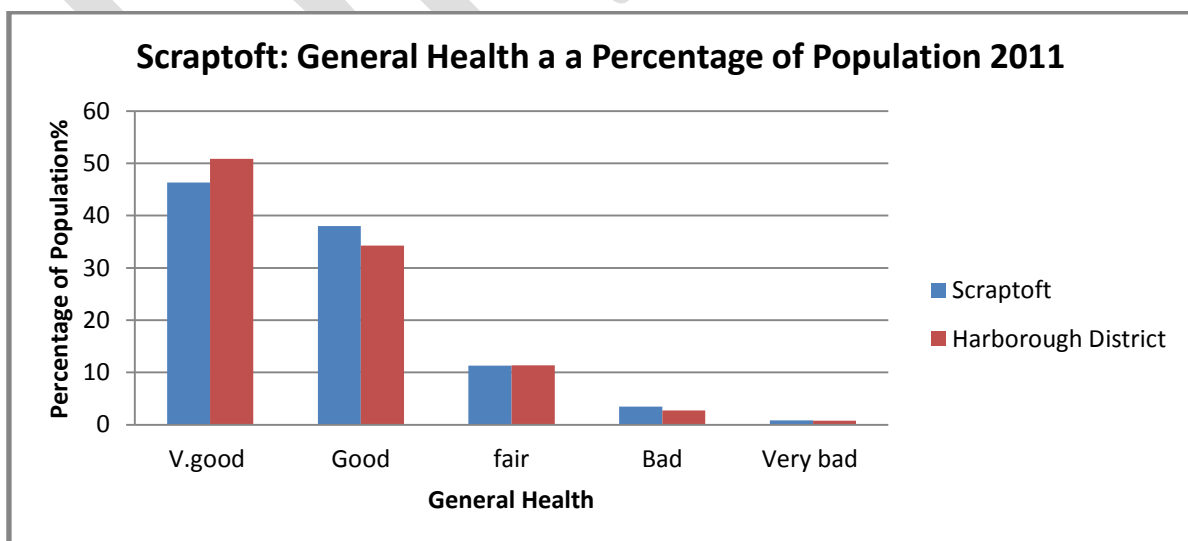
**Age Structure:** The age structure of the population is set out below:



Source: ONS Census 2011

The proportion of the population in the 0-15 age group is over 3.5% down on the Harborough figure. However the percentage in the 16-34 age groups is 22.3% well above the District figure of 17.7%. The percentage in the 75 and over age group has increased from 7.2% to 10.6% since 2001 and almost 3% higher than the District figure.

**General Health:** The Census 2011 found that 4.3% of the resident population was in bad or very bad health, a little above the Harborough figure (3.5%) but below the regional (5.5%) and national (5.4%) percentages. 7% of residents considered that their day-to-day activities were limited a lot through health or disability (compared to 5.9% across District) with a further 9.1% of the opinion that their activities were limited a little. Some 218 (12.1%) residents provided unpaid care according to the 2011 Census, with 30.3% of these providing more than 20 hours of unpaid care per week.



Source: Census 2011

**Scraptoft Parish Council:**

There are 7 parish council seats at present and all are filled. This will increase to 9 at the next parish council elections in 2015.

- The Scraftoft Parish Plan was published in December 2008, following a lengthy consultation process with parishioners. 197 questionnaires were returned (one third the original distribution). It highlights concerns about fly tipping, police presence, maintaining the character, biodiversity and heritage of the village as well as ensuring enforcement of planning rules to ensure appropriate growth.
- Scraftoft Parish Council commenced Neighbourhood Planning activity in Jan 2013. Several meetings have taken place with support from the RCC. Funding is in place to replace the Parish Plan with a Neighbourhood Plan in due course. Main concerns relate to housing growth and traffic. The Examination version should be ready early in 2015 for submission to the Council. The Vision for 2028 is:

Identity of Scraftoft is protected;  
Regular weekend and evening bus service;  
A multi-use community centre;  
Important open areas have been protected;  
New homes provide for local housing needs; and  
Local people have a bigger say over how their area develops.

- S106 monies: The current village hall is very small with limited facilities. The Parish Council is currently seeking to secure funding to provide its expanding community with a new multi-use community hall. Outline planning permission is already in place.

For more information see: <http://scraftoft.leicestershireparishcouncils.org/>  
<http://www.leicestershirevillages.com/scraftoft/>

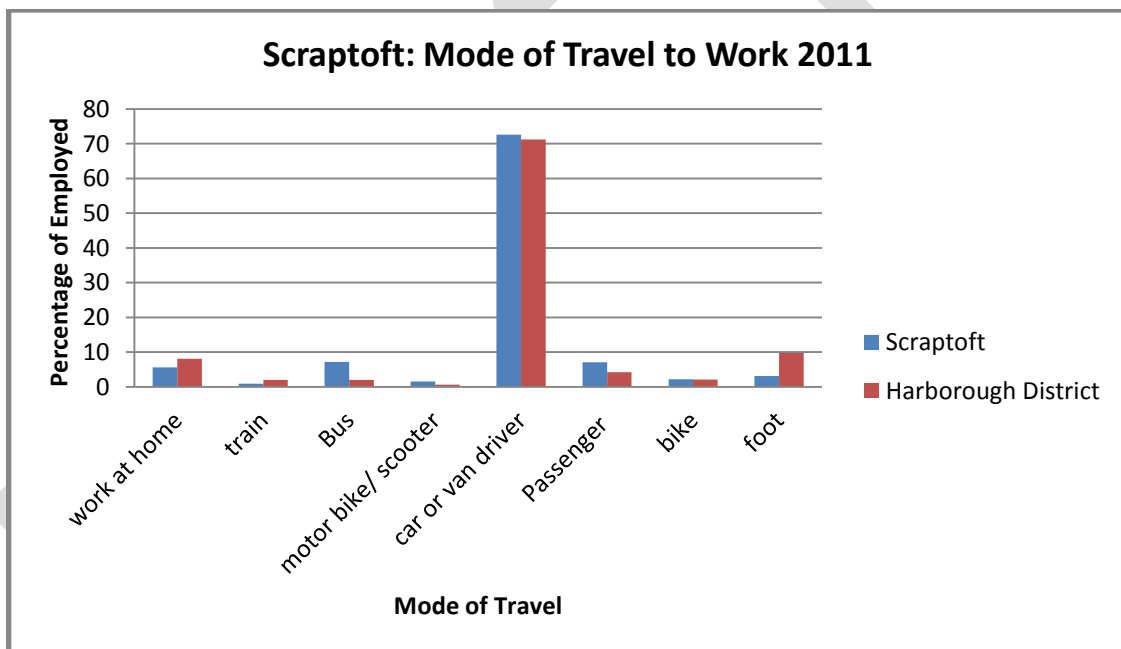
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## The next sections consider Scraftoft's:

### A) Transport and Communications

- **Transport**
  - Rail: Nearest railway stations are Leicester (5 miles) and Syston (6.5 miles);
  - Bus services/frequency:
    - Arriva 56 Leicester – Scraftoft. Service runs every 30 mins Mon-Sat (no, evening, Sunday or Bank Holiday service). Bus stops;
      - See outbound route and stops at <http://www.arrivabus.co.uk/Midlands/services/56---leicester-to-scraftoft/?direction=outbound>
      - See inbound route and stops at <http://www.arrivabus.co.uk/Midlands/services/56---leicester-to-scraftoft/?direction=inbound>
    - Arriva 53/53A Leicester – Bowhill Grove (off Scraftoft Lane). Up to 7 per hour. Service runs every day (including evenings, Sundays and Bank Holidays). The distance to this bus stop depends on where in Scraftoft a resident lives;
      - See outbound route and bus stops at <http://www.arrivabus.co.uk/Midlands/services/53-53a---leicester-to-thurnby-lodge/?direction=outbound>

- See inbound route and bus stops at <http://www.arrivabus.co.uk/Midlands/services/53-53a---leicester-to-thurnby-lodge/?direction=inbound>
  - First Bus 38 'Red Line' Leicester - Nether Hall (stops on New Romney Crescent from where it is a walk along Hamilton Lane to Main Street in Scraptoft Village). Every 15 minutes Monday - Saturday and hourly on Sundays. The distance to this bus stop depends on where in Scraptoft a resident lives.
- Scraptoft is covered by the Community Transport Initiative which can provide transport for shopping, visiting friends & relatives, social activities and health appointments for the elderly, the mobility impaired/disabled, the rurally isolated and those who find it difficult to use public transport.
- Travel to work: 72.6% of people use a car or van to get to work, compared to District figure of 71.2%. 5.6% work from home at present, below the District figure of 8%. However, only 3.1% walk to work and is reflective of the limited employment opportunities in and around the village. Whilst 7.1% use the bus service to get to work (well above the District figure of 2%) reflecting the relatively good bus services available to parts of the parish, this is still relatively low considering Scraptoft's edge of Leicester location.



Source: ONS Census 2011

- Road connections: There is access to the A47 under a mile away to the south (Leicester – Peterborough). While the A47 provides good transport links to Leicester, the settlement has poor orbital transport links between radial routes. This is due to the outer ring road not being upgraded to the east of Leicester and results in the creation of 'rat runs' on local roads around the settlements of Scraptoft and neighbouring Thurnby. It also means that access to the M1 and M69 is not as straightforward as the distance to the motorways suggests (11 miles approximately).
- **Broadband Connectivity/Coverage:** Broadband is available in the village, but there are concerns about capacity due to housing growth. There are also pockets of inadequate supply.
- **Movement around village/parking issues:** The speed and volume of traffic is an issue for Scraptoft, particularly along Beeby Road, Church Hill and Station Road and consequently pedestrian and cyclist safety is also an issue. There are also worries that

the volume of traffic will increase due to additional development to north of Leicester and the use of the Scraptoft as a rat run.

- **Car Ownership:** Whilst the majority of households have access to at least one car or van, over 11.6% of households do not have a car or van available for use, down from the 2001 percentage (14.4%) and similar to the comparable District percentage of 11.8%. During this same period the percentage of households with 3 or more cars has risen from 8.4% to 11.7%. The total number of cars/vans rose from 735 to 1087 from 2001 – 2011, an increase of almost 48%.

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## B) Local Services and Facilities

Scraptoft, together with Thurnby and Bushby, is recognised as part of the Leicester Principal Urban Area (PUA) in the Harborough District Core Strategy (2011) which means it forms part of the wider Leicester built up area. Policy CS16 (Leicester PUA) defines the strategy for Scraptoft, Thurnby and Bushby. It sets out that development within or adjoining Scraptoft should be of a scale and type that will safeguard its identity, and not undermine the regeneration and development objectives of Leicester City and Oadby and Wigston. It also encourages the improvement of local links to bus services, walking, cycling and easing the effects of traffic generation. The policy also seeks encourage new retail development which would support the viability of existing local retail centres and serve the everyday convenience shopping and service needs of local residents.

In understanding how Scraptoft functions as a settlement it is therefore important to have a clear understanding of the range of services available within the parish and where reliance is on services in neighbouring parts of the Leicester urban area. This assessment focuses on the location of six key services (food shop, GP surgery, library, post office, primary school and pub) in and around Scraptoft (where the service is beyond the parish its location is specified).

- **Key services:**
  - GP surgery (Not available in Scraptoft. Nearest surgeries are Billesdon Surgery (Bushby Branch), Hill Court, Main Street, Bushby; Willowbrook Medical Centre, 195 Thurncourt Road (Leicester City); St Elizabeth's Medical Centre, Netherhall Road (Leicester City);
  - Post Office (Main Street in Co-op);
  - Food/convenience store/ATM (Co-op Supermarket, Main Street);
  - Primary school (No Schools in Scraptoft Parish but in the county catchment area there are Fernvale Primary School and St Luke's Church of England Primary School both in Thurnby. In city catchment area there are Scraptoft Valley Primary School (New Romney Crescent, Netherhall) and Willowbrook Primary School (Thurnby Lodge); and
  - Pubs (The White House).
- **Other services/community facilities present:**
  - Library (mobile only);
  - Village Hall;
  - Churches (All Saints Church)
  - Scraptoft Newsagents (Main Street);
  - Mobile fish and chip van;
  - 2 pre-school nurseries;
  - 2 Rugby Clubs;
  - Scraptoft Golf Club;
  - Edith Cole Memorial Park.

## Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Impact on existing GP practices in area. There is sufficient capacity to manage increased growth in PUA. Bushby Practice is indicated as having capacity to provide additional services and accommodate anticipated growth. However, S106 contributions would be sought towards the provision of additional equipment required to support growth;
- Capacity of local primary schools, 11-16 and post 16 educational establishments. No existing capacity to meet growth. S106 contributions towards primary school extensions and other school extensions would be sought;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.

Scraptoft parish itself has 3 of the 6 key services identified in the Core Strategy. However, other key services and facilities are available in neighbouring Thurnby and Bushby and in adjoining Leicester City. No insurmountable infrastructure constraints have been identified to date although Section 106 contributions would be sought for additional equipment for the Bushby GP surgery and for extensions to existing schools.

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## C) Natural Environment

**Landscape:** In terms of landscape, Scraptoft is located within the High Leicestershire Landscape Character Area which overall is assessed as having low medium capacity to accommodate new development as defined in the Districtwide Landscape Character Assessment. The Leicester PUA Landscape Character Assessment and Landscape Capacity Study (2009) refined the findings of the landscape character areas and identified that Scraptoft is located in the Leicester Fringes local landscape character area of moderate sensitivity where the impact of Leicester is more evident than in the wider High Leicestershire Landscape Character Area.

This study also looked in detail at the capacity of the landscape around Scraptoft and Thurnby/Bushby to accommodate additional development while respecting its character. The land south of Covert Lane is assessed as having medium capacity to accommodate development whilst the area to the west of Scraptoft village has medium low capacity. The landscape capacity map from the study is included at Appendix 1.

However, in addition to purely landscape considerations, the function and value of the local landscape to the local community is also recognised in the Core Strategy policy. This seeks to retain the Leicester/Scraptoft Green Wedge which wraps round the west and north of Scraptoft village and the Area of Separation to the east of Station Lane and south of Covert Lane. It is acknowledged that the parts of the Area of Separation north and south of Thurnby Brook have been given permission for residential development since the adoption of the Core Strategy. The remaining part of the separation area, adjacent to Station Lane, has however been supported by an Inspector who stated 'the principle of a separation area reflects strong community support for its retention, and the role it plays in protecting the identity of the villages and the natural and built environment' (Appeal refs: APP/F2415/A/11/2160313 and APP/F2415/A/11/2163769).





	pond been created to increase the wildlife variation. The land is owned by Leicester City Council.
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**Green House Gas Emissions:** Thurnby and Houghton Ward, which includes Thurnby and Scruptoft is responsible for 2.3 Tonnes per person emissions of CO2 from domestic gas and electricity consumption (based on 2011 data). Most homes have access to mains gas.

## D) Built Environment

Scruptoft is an ancient village centred on Hamilton Lane and Main Street, and on Scruptoft Hall and All Saints Church off Church Lane. The historic core areas are still clear, despite modern housing developments between Main Street and Stocks Road, to the north of Beeby Road, to the east off Covert Lane and to the south along Station Lane. The core of the village is a designated Conservation Area and incorporates Main Street, Hamilton Lane to the complex of Nether Hall and its outbuildings, Scruptoft Rise and the Edith Cole Memorial Park.

**Number of Dwellings:** In 2011 the number of dwellings in Scruptoft was 768 representing an increase of 42.2% since 2001 when there were 540 dwellings recorded. This is well above the level of growth for the District as a whole which saw an increase of just over 12% over the same period.

The number of properties in the parish liable for Council Tax is 853 (2014).

**Completions, Commencements and Planning Permissions:** Between April 2011 and March 2014 the Council has recorded 65 dwelling completions. As of March 2014 there were 151 outstanding planning permissions in Scruptoft (a further site off Pulford Drive has since received planning permission for 130 dwellings).

**Housing Land Supply:** The recently completed 2014 Strategic Housing Land Availability Assessment forms part of the evidence base for the new Local Plan and supports the delivery of sufficient land for housing across the District. The study identifies sites with potential for housing, assesses their housing potential and assesses when they are likely to be developed (next 5 years, 6-10 years, 11 -15 years and 16+ years). It should be noted that the sites identified are not allocations and sites still need to be taken through the normal planning application process for full consideration.

The following table summarises the SHLAA findings in relation to developable sites in Scruptoft. The full document is available at:

[http://www.harborough.gov.uk/directory\\_record/571/strategic\\_housing\\_land\\_availability\\_assessment\\_20132014](http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014).

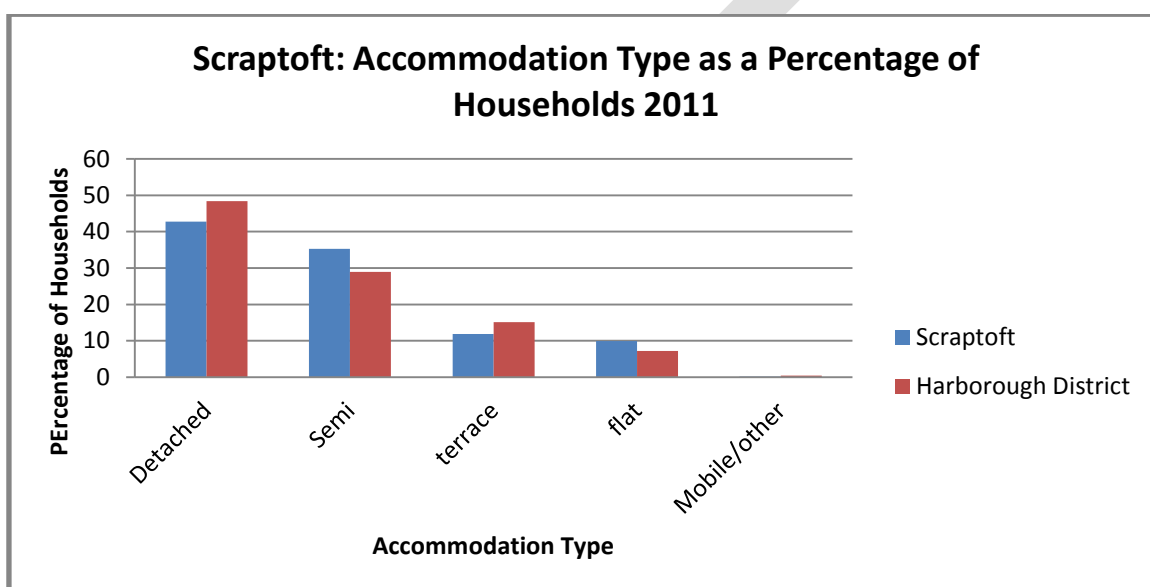
No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for development on deliverable sites (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
6	44.48	751	-	-	-	751



**House Prices:** Zoopla.co.uk estimates the average value of a property in Scraptoft to be £221,920 (Nov 2014). The average price paid for a property over the past 5 years is £196,221 representing an increase of 11.75% over the same period.

**Tenure:** In terms of the housing stock in 2011, 80.7% was owner occupied, 7.8% social rented/shared ownership and 10.9% private rented. The owner occupier rate is higher than the District percentage (78%). The proportion of private rented dwellings has risen from 3.6% in 2001 to over 10.9% in 2011.

**Type:** In 2011 the number of households living in detached dwellings in Scraptoft was 314, representing just over 42.8% of households. This is significantly lower than the District level of 48%. The proportion of households living in semi-detached or terraced houses/bungalows rose slightly from 45.6% in 2001 to 47.1% in 2011. The type of dwelling as a percentage of the total stock for the village is set out in the table below.



Source: ONS Census 2011

**Quality:** The 2011 Census found that only 1.3% of households are without central heating, similar to the District figure. The proportion found to be living in overcrowded conditions (fewer bedrooms than required) is 2.5%, slightly above the Harborough level (1.5%). Under occupancy (2 or more bedrooms than needed) stood at 42.8% significantly below the Harborough figure of almost 49%.

**Households:** Of the 734 households in Scraptoft:

- 178 (24%) are one person households (compared to 22% to 2001 and 26% across the District);
- 175 (24%) are pensioner only households (compared to 34% in 2001 and 23% across the District);
- 92 (13%) are single pensioner households (compared to 17% in 2001 and 13% across the District);
- 34 (5%) are lone parent with dependent children households (compared to 3% in 2001);
- 208 (28%) have dependent children (compared to 30% across the District);
- Average household size is 2.46 persons (compared to 2.46 in 2001)

## Built Environment Features/Heritage Assets/Designations

Settlement feature:	Occurrence
<b>Conservation Area</b>	Conservation Area covers the historic core of Scraptoft village including Scraptoft Hall and the Edith Cole Memorial Park. It was designated in 1994 and the boundary was slightly amended in 2007.
<b>Scheduled Monuments</b>	1 - Churchyard Cross, All Saints' Church
<b>Listed Buildings/Features: Grade I</b>	1 - Church of All Saints
<b>Grade II*</b>	3 - Scraptoft Hall, Church Hill (on Heritage at Risk Register); Walls, Gate Piers and Gates at Scraptoft Hall, Church Hill (on Heritage at Risk Register); Cross at Churchyard of All Saints, Church Hill.
<b>Grade II</b>	8
<b>Ridge and Furrow</b>	Unknown
<b>Archaeological sites</b>	The historic village and 3 areas to the south of Covert Lane are areas where the County Archaeology department are consulted on applications.
<b>Recreation/Play Grounds</b>	Playground off Mitchell Grove. Edith Hall Memorial Park Under construction - Mini soccer pitches/pavilion off Pavilion Road
<b>Open Space, Sport and Recreation</b>	See map
<b>Proposed Local Green Space</b>	The following are proposed Local Green Space designations which will be taken forward as part of the New Local Plan: <ul style="list-style-type: none"> <li>• Stocks Road Scraptoft</li> <li>• Scraptoft Woodland</li> </ul>

## E) Local Employment and Economic Activity

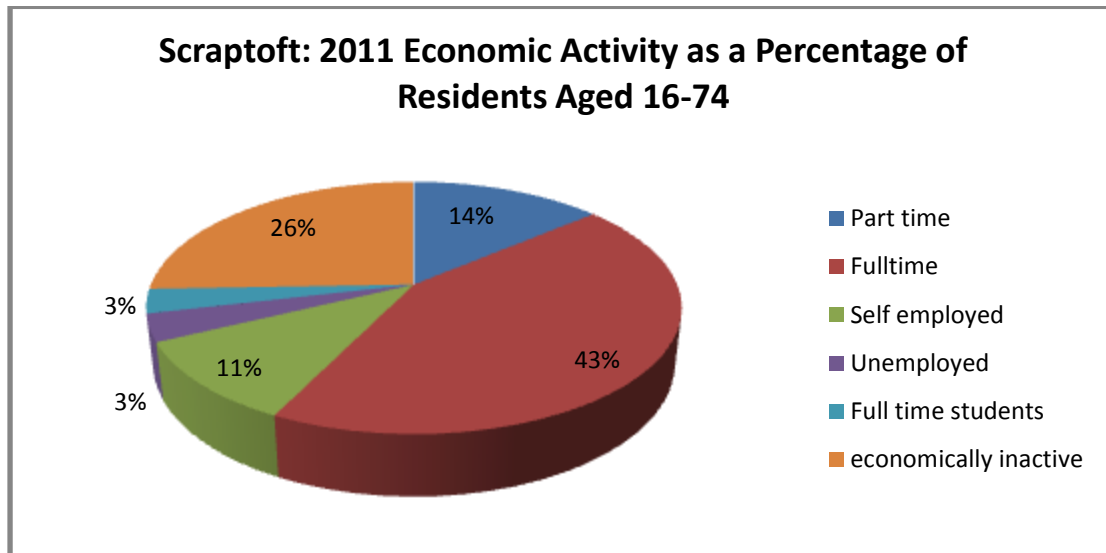
**Employment sites:** There are several small businesses, shops and services currently operating in Scraptoft which offer a limited number of employment opportunities. The Census reported that only 3% of those in employment walk to work, well below the District level of almost 10%, and only 5.6% work from home or mainly from home again lower than the District level of over 8%.

Given the location of the village in relation to wider Leicester built up area, the Core Strategy does not identify Scraptoft or neighbouring Thurnby/Bushby for employment development, beyond the delivery of improvements to local services and facilities. Rather the existing strategy for Scraptoft respects the economic regeneration aspirations of Leicester City and Oadby & Wigston. The close proximity of the Leicester urban area means that opportunities for employment are relatively close at hand for Scraptoft's residents.

The Council's Existing Employment Areas Review (2012) carried out an assessment of whether the main existing employment areas in the District are 'fit for purpose'. No existing employment areas were identified in Scraptoft. Similarly given the policy context for

Scraptoft, no new employment sites were invited or assessed for the settlement in the Council’s Employment Land Availability Assessment.

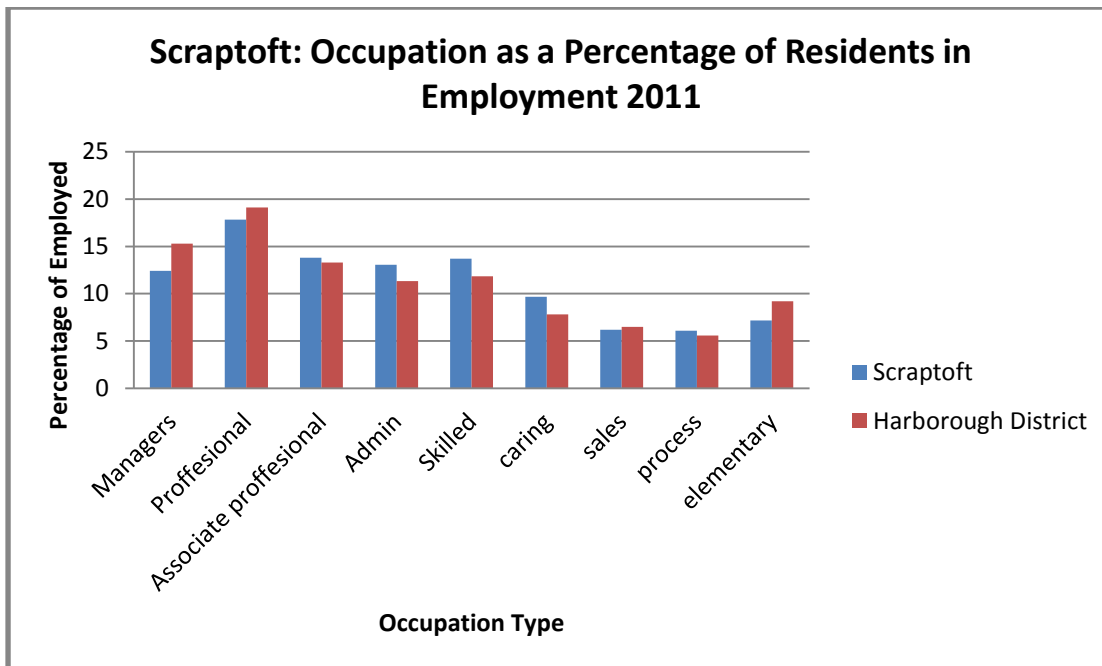
**Economic Activity:** In 2011, 74% of the population aged 16 – 74 in Scraptoft was economically active, same as the District figure, but higher than national level of 69.6% and the regional level at 69.3%. The Census found that almost 3.5 % were unemployed in Scraptoft compared to 2.5% across the District. Of the economically inactive, 55.2% were retired; lower than the District level of 59.4%. The level of self employment is 11%, below the District rate of 13%.The chart below gives a breakdown of economic activity.



Source: ONS Census 2011

**Qualifications:** The proportion of residents without any qualifications in the 16+ age group was 19.7% (295 persons), just above the District level of 18% and well below the regional and national levels, 24.7% and 22.5% respectively. The percentage of residents (16 and over) with a degree or higher degree was 17.2%, below the District figure of 19.3%.

**Occupation:** The managerial and professional occupations are under represented in comparison with the District (30.3% compared to 34.4%). However, the associate professional/admin/skilled/caring occupations taken together account for 50.2% of the employed compared to 44.3% across the District. The spread of occupations in Scraptoft are set out in the chart below.



Source: ONS Census 2011

## Emerging Findings:

### Opportunities

Scraptoft benefits from relatively good bus services into Leicester (although some of the villagers may not have access to all the services) and this is reflected in above average travel to work by bus figures. Access to the A47 is less than a mile away and the village has good broadband speeds in the main. The village has 3 key services. In addition there is capacity in the Bushby GP surgery and there are several primary schools relatively close by (2 of which are in Thurnby and 2 in Leicester City). Nearby Leicester City provides an extensive range of services, facilities and employment opportunities.

Scraptoft's population is unusual in the District insofar as it has relatively high percentages in the 16-34 age groups and may reflect the relative affordability of homes compared to the rural areas and the fact that detached homes are under represented. Scraptoft has also seen a relatively high increase in housing stock since 2001 and it currently has high numbers of outstanding planning permission for housing.

While the economic activity rate is the same as the District, the rate of self employment is relatively low as are working from home and walking to work levels.

A substantial amount of developable housing land across 6 sites has been identified through the SHLAA. However, all this capacity is on land currently identified as either Green Wedge or Separation Area.

Scraptoft Parish Council is leading on the preparation of a neighbourhood Plan for their parish.

## **Constraints**

In terms of landscape, there are areas of medium low landscape capacity identified to the west of Scraptoft on the border with Leicester City. Much of the undeveloped land to the west and north of Scraptoft is currently designated as Green Wedge. The Local Nature Reserve adjacent to the north of Scraptoft is also included in the Green Wedge.

Whilst the southern part of the Separation Area has been approved for housing development, there is a local desire to ensure that further land south of Covert Lane currently in the Separation Area continues to be protected. This aspiration is likely to form part of the upcoming Scraptoft neighbourhood plan.

Development would need to respect the Conservation Area and numerous listed buildings (and their setting) through sensitive siting and design.

2 potential areas of Local Green Space are being proposed through the new Local Plan, although these may be taken forward in the neighbourhood plan.

Local primary schools have constrained capacity and S106 contributions towards appropriate extensions will be required.

## **Overall Summary**

Scraptoft has the services to support further housing growth and has substantial housing land availability. However, Scraptoft has no capacity to accommodate new development due to current constraints on the deliverability of the identified sites which are in Green Wedge and Separation Area designations. It is acknowledged that the village has seen high levels of development over the past few years and currently has high levels of commitments. However, housing requirement numbers may necessitate a revision to designation boundaries or a search for additional sites. Any development will need to be sympathetic to the need to maintain some separation around the village, heritage assets, the Local Nature Reserve, the function of the Green Wedge and any specific housing needs of the local population.

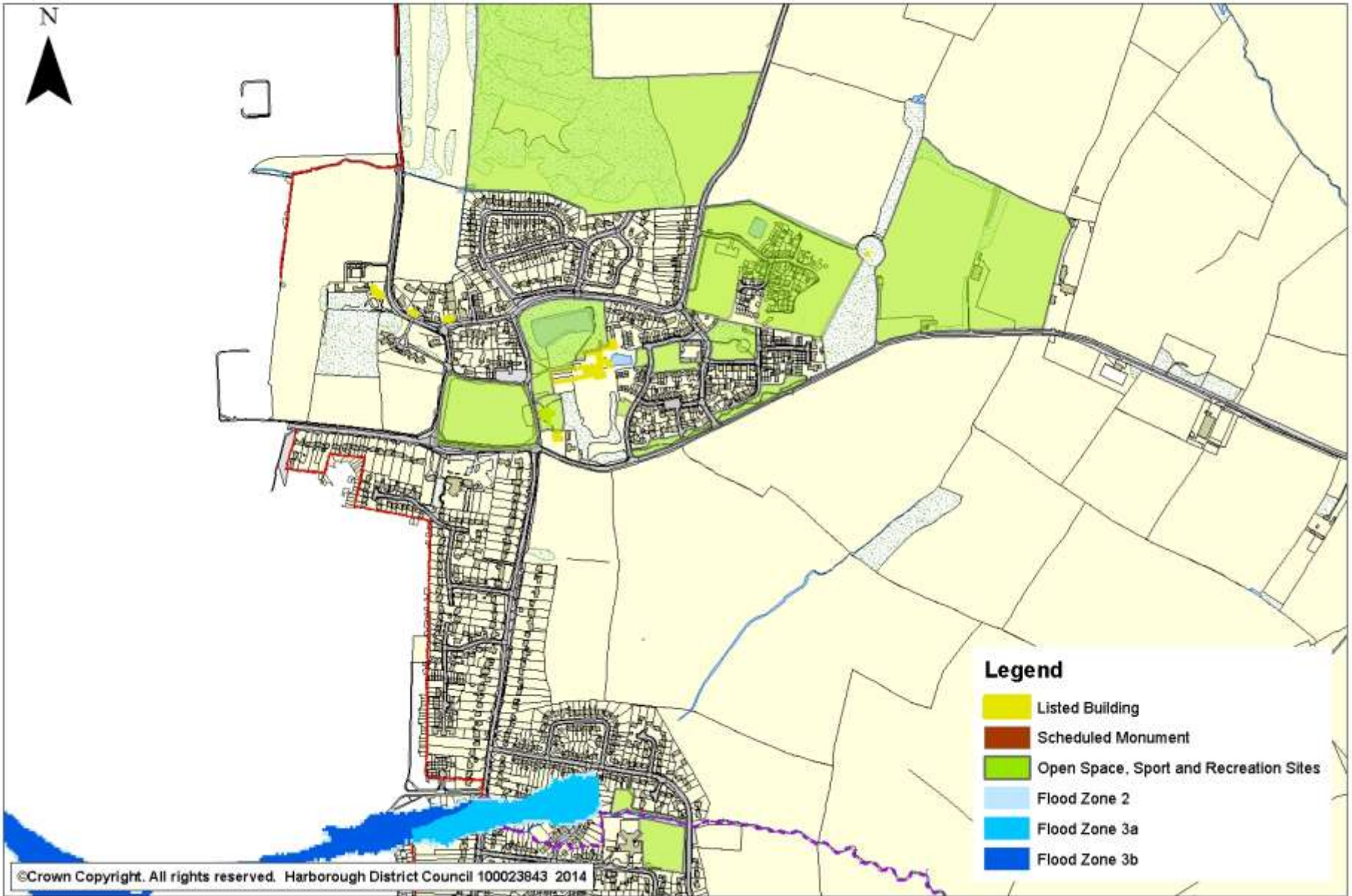
## **Appendix 1: Maps showing**

- **Scraptoft - Listed buildings/scheduled monuments/open space, sport and recreation sites/flood zones (please note that the map is in need of update)**
- **Scraptoft Conservation Area**
- **Scraptoft Landscape Capacity**
- **SHLAA 2014 Scraptoft Sites (please note that the map does not show all commitments – only those on sites submitted for consideration as part of the SHLAA)**

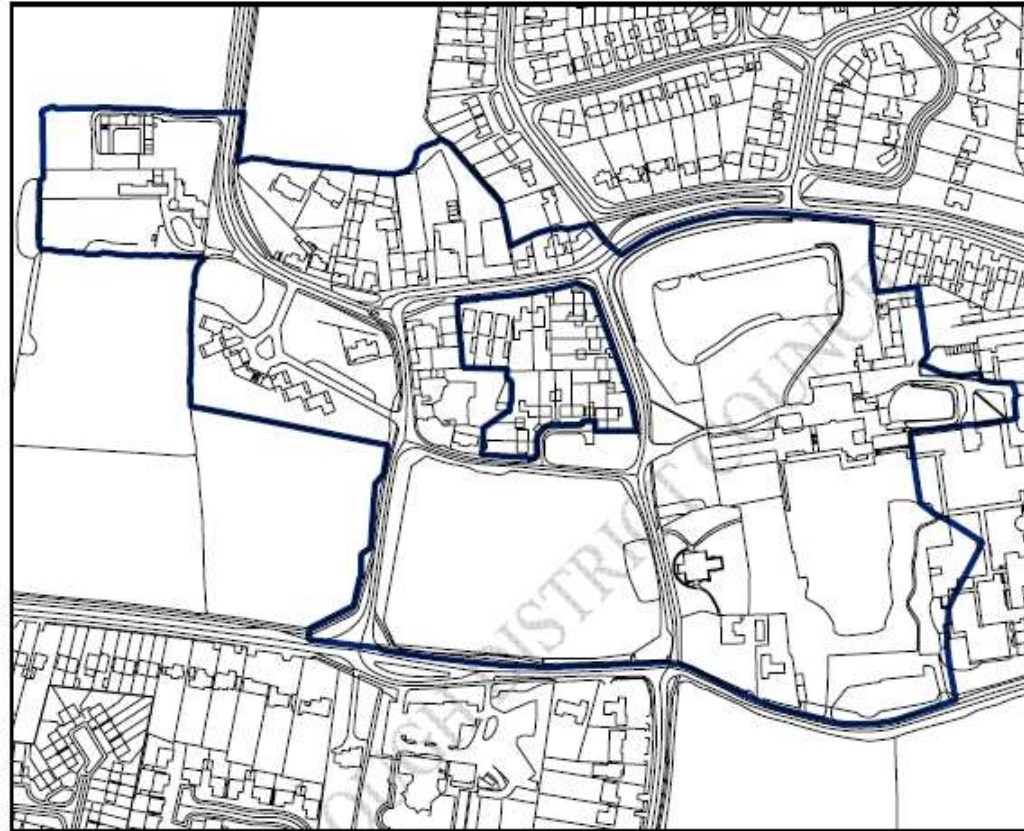
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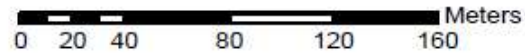
# Scraptoft



### Scraptoft Conservation Area



— Conservation Area Boundary



Designated: 1994  
Boundary Revised: 16<sup>th</sup> July 2007

1:2,697 

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**Scraptoft Landscape Capacity (taken from Leicester PUA Landscape Character Assessment)**

