

**Land East of Beeby  
Road, Scraptoft**

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# **Online Public Webinar and Q&A Session**

**Thursday 20<sup>th</sup> March 2025**

**6.00pm to 7.00pm**



# Welcome



**Presentation followed by Q&A.**



**Please let us know your questions.**

(Bottom of screen for computer, top of screen for mobile/tablet).



**We will not be using the chat function.**



**Webinar is being recorded and will be added to the consultation website.**

## Meet the Team

**Sarah Milward** – Bloor Homes

**David Winter** – Masterplanning

**Lucy Foster** – Landscape

**Aveline Rowlands** – Ecology

**James Corbett** – Highways & Transport

**Mark Sitch/Euan Hardy** - Planning

**Edward Cody** – Drainage & Flooding

**Kate Greatrix & Ruby Jones** – Community Engagement



**landeastofbeebyroad@stantec.com**



**020 7446 6837**

(from 9.30am to 5.00pm, Monday to Friday)



**Scan the QR code with your smartphone or visit our website:**

**[landeastofbeebyroad.co.uk](http://landeastofbeebyroad.co.uk)**

## A little bit about Bloor Homes

- Bloor Homes was founded in 1969 by John Bloor and remains privately owned by the Bloor family.
- Over 50 years' experience building high-quality new homes across the country.
- Member of the voluntary Homes for Nature scheme.
- Proven track record of delivering high-quality new homes in the East Midlands.



**94%**

of our homeowners  
would recommend us

**92%**

of our homeowners are  
happy with the build  
quality of their new  
homes

**90%**

of our homeowners  
enjoyed our home  
buying process and  
experience



**5-star Home Builders  
Federation rating for six  
years**



**Homes  
for Nature**

A member of the Homes  
for Nature scheme



**Rated Excellent on  
Trustpilot with over  
3,500+ five-star reviews**

## Site Location

The Site is located on the northeastern edge of Scraptoft, east of Leicester and is approximately 4 miles from Leicester City Centre.

- **Northern Boundary:** Keyham Lane East with fields beyond.
- **Eastern Boundary:** Fields with hedgerows along site boundaries.
- **Southern Boundary:** Existing development in Scraptoft.
- **Western Boundary:** Beeby Road and Keyham Lane East to the north-west.
- In total, the site is approximately **10.57** hectares (26.12 acres) and is currently in use for farming.

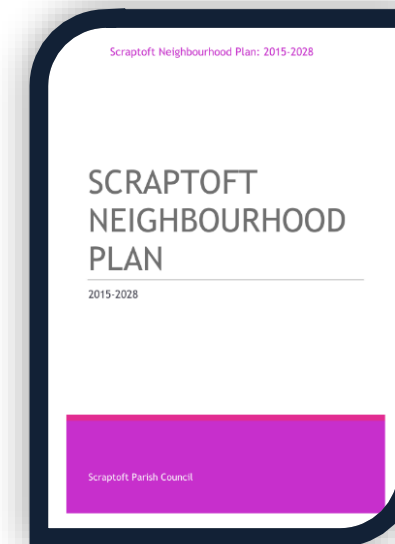




# Emerging Harborough District Council Local Plan

# Scraptoft Neighbourhood Plan

The emerging Local Plan is progressing well and expected to be submitted for Examination to the Secretary of State between September and October this year.



The Plan looks at a wide range of issues including the development of housing, local identity, green space, design, services & facilities and transport.

# The Planning Process

## Outline Planning Permission

- Establishes the principle of development subject to it meeting certain parameters.
- Our outline planning application will seek to agree the following parameters:
  - Maximum extent of developable footprint/no build zones.
  - Maximum heights of buildings.
  - Landscape and open space strategy and buffer zone.
  - Density.

## Reserved Matters Approval

- Following approval of an Outline Planning consent, detailed design proposals (in compliance with the parameters) will be prepared and submitted.

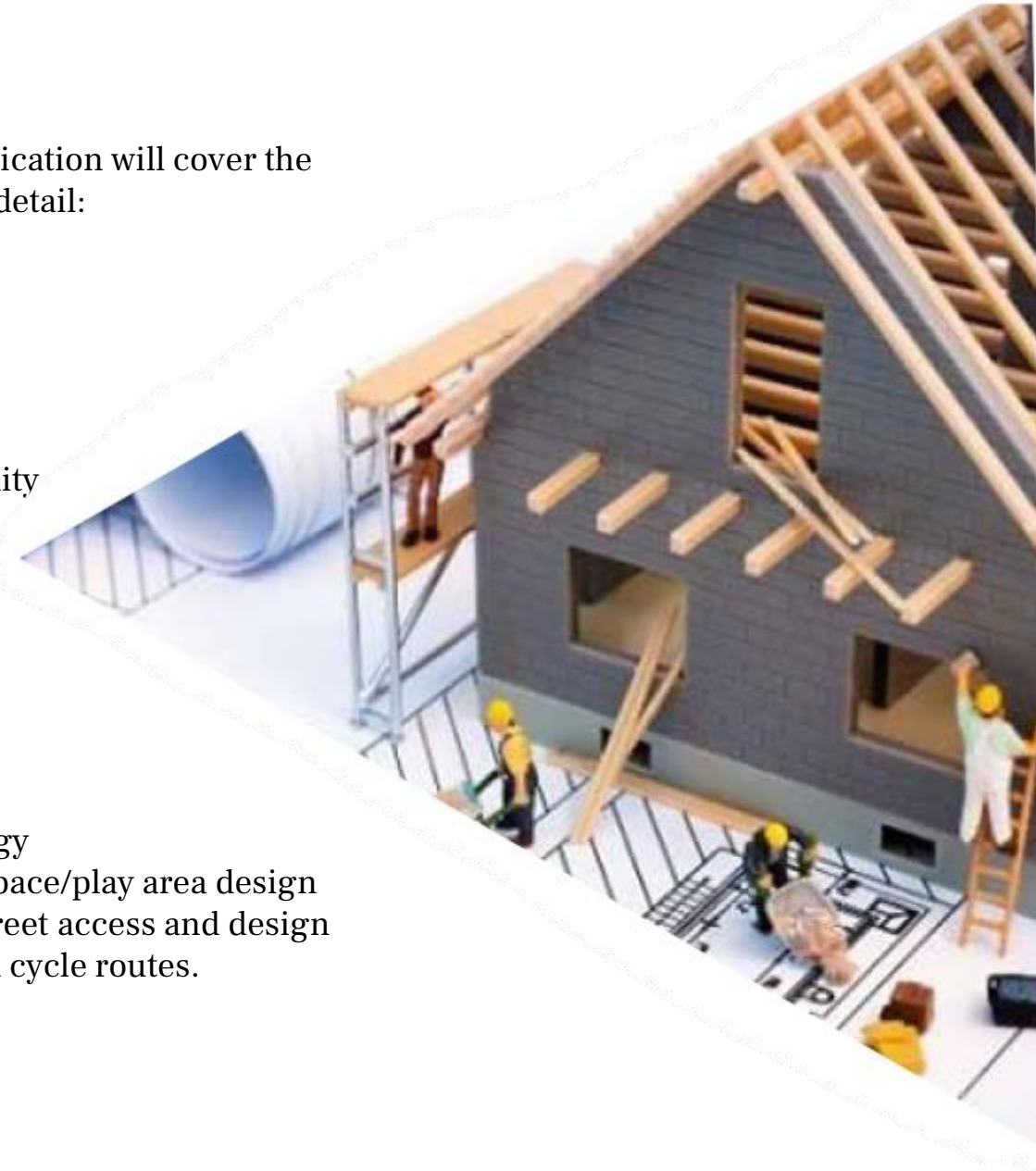
The Reserved Matters application will cover the following elements in full detail:

### Final design

- Site Layout
- Massing
- Scale
- Appearance and materiality
- Height
- Boundary treatment e.g. fencing and lighting.

### Amenity

- Car parking
- Cycle parking/storage
- Bin storage/refuse strategy
- Landscaping and open space/play area design
- Detailed internal road/street access and design
- Design of pedestrian and cycle routes.



# Key Development Priorities

We have three key development priorities that underpin our vision to create sustainable places, while respecting local character, preserving natural amenities and protecting existing wildlife habitats wherever possible.



## Modern and Energy Efficient Homes

- Reduce carbon emissions.
- Improve energy efficiency.
- Prioritise low-carbon heating and on-site energy production.
- Homes built to Future Homes Standards.



## Landscape and Ecology Enhancements

- Enhance and create planted areas.
- Committed to Homes for Nature scheme.
- Achieve 10% Biodiversity Net Gain (BNG).
- Retain trees and hedgerows along site boundaries.



## Active Travel and Sustainable Transport

- Access to various public transport services.
- Electric car charging points.
- Encourage the use of cycling and walking, like shared routes within the site and connections into the immediate surrounding area.



## Emerging Proposals



Up to **200** new homes including up to **80** affordable homes – compliant with Harborough District Council policy. Offering a range of house types, tenures and sizes to suit local housing need.



Predominantly two storey, energy-efficient homes.



Private gardens and amenity space for every home.



Vehicle, pedestrian and cycle access off Beeby Road.



Car parking spaces will be compliant with Leicestershire County Council's Highway Design Guide and Scraptoft Neighbourhood Plan.



A network of safe, attractive cycle and pedestrian paths.



Provision of multi-functional public open spaces including Children's play space.



Minimum 10% Biodiversity Net Gain achieved through extensive native planting.



Sustainable Drainage Systems (SuDS).



Retention of boundary vegetation where possible.



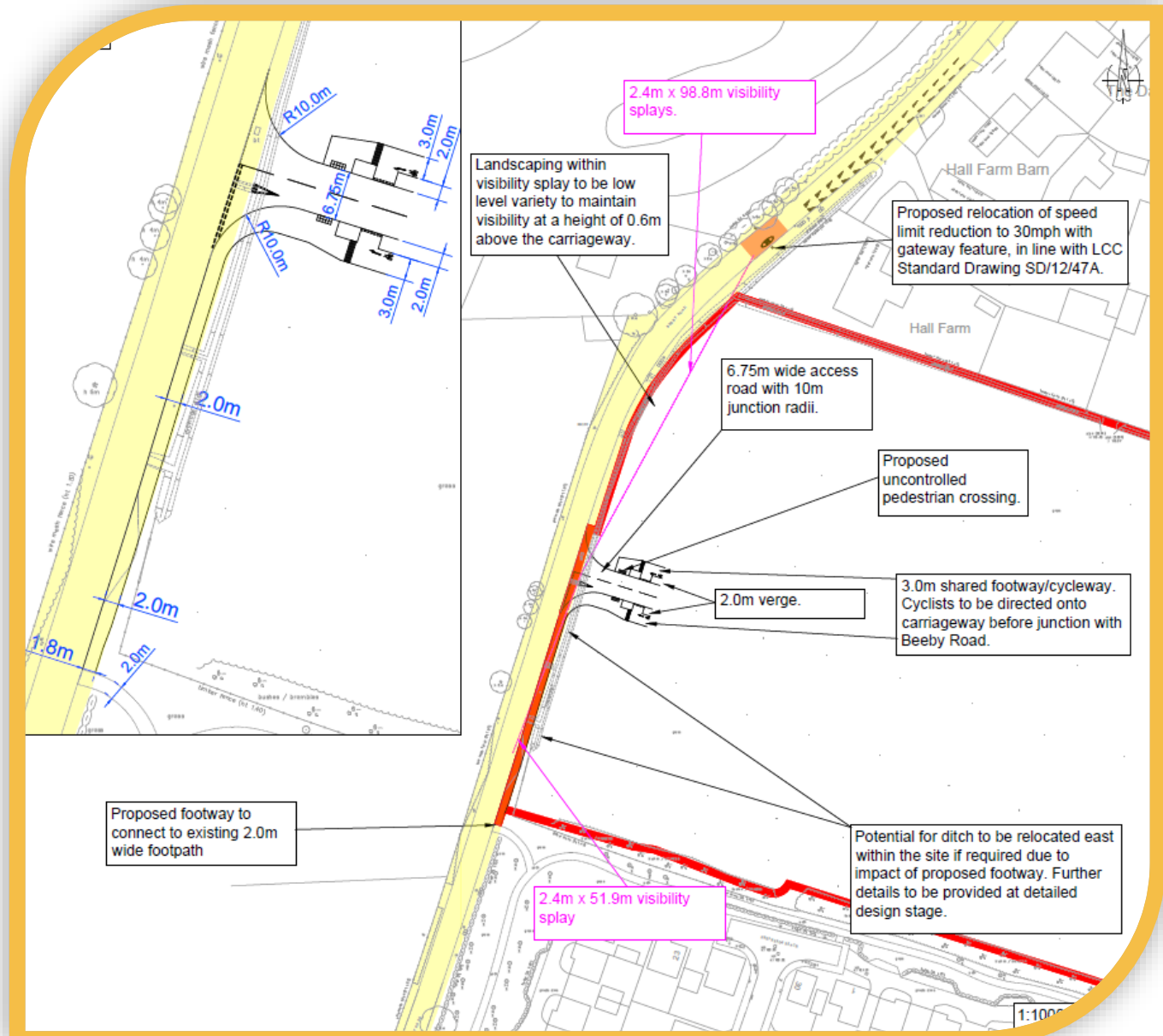


## Access

- New vehicular, pedestrian and cycle access onto Beeby Road.
- Extend existing 30mph speed limit to the north of the access, and a new gateway feature will be provided to support this.

## Parking

- The number of car parking spaces including reduced mobility and visitor spaces will be in full compliance with Leicestershire County Council's Highway Design Guide and Scraptoft Neighbourhood Plan.
- Cycle parking will be provided in line with adopted standards.



# Transport

## Bus

- Closest bus stop located on Beeby Road approximately 0.6km from the Site frontage, serving the 56 and 56A routes.

## Train

- Leicester train station approximately 7.2km (17-minute drive or 33-minute cycle) from the Site.

## Walking/Cycling

- The Site is located within close proximity of several footpaths and footways.
- Opportunity to create new cycle and pedestrian routes within the Site - including into the adjacent development to the south - linking to the surrounding countryside and Scraptoft local centre which provides access to the local supermarket.





# Landscape and Ecology

**Promoting healthy lifestyles and wellbeing** through connection with nature are key drivers behind the landscape design.

- Approximately 4.9 hectares (12.1 acres) of green open public space, including:
  - Enhanced planting.
  - Children's Play area.
  - Gateway Landscape.
- Providing a minimum 10% Biodiversity Net Gain (BNG).





# Drainage and Flooding

## Surface Water Drainage

- Surface water runoff disposal will be managed through Sustainable Drainage Systems (SuDS).
- SuDS include a system of ponds and basins that retain rainwater on the site to minimize flood risk.
- SuDS features will be designed to accommodate the design rainfall event to ensure flood risk will not increase either on-site or elsewhere because of the development.
- Control measures to prevent pollution of these ponds and basins will be provided as part of our SuDS strategy.



## Foul Water Drainage

- It is proposed that the new homes will be connected to the mains drainage network. There will be no difficulty in connecting the new development to the existing foul water infrastructure.

## Flooding

- The site is located entirely within **Flood Zone 1**, which is the most suitable zone for all development types in terms of fluvial flood risk.
- Very low risk from all other potential sources of flooding – tidal, reservoir, surface water, groundwater and sewer.

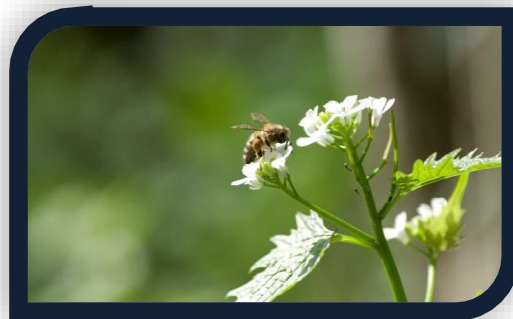
# Sustainability

Our high sustainability standards ensure that the new homes and spaces we build today are fit for the future. We will aim to achieve this through:

- A fabric first approach for new homes that uses high-performance and efficient building materials to reduce energy consumption and costs for new residents.
- Building water and energy-efficient homes.
- Provision of waste and recycling storage.
- Inclusion of secure cycle storage and cycle routes, to encourage alternative modes of travel.
- Multi-functional public open space, accessible by existing and new residents.



- Responsible sourcing of materials.
- Minimising surface water runoff and provision of Sustainable Drainage Systems (SuDS).
- Management of waste sustainably and efficiently during construction.
- Biodiversity enhancements to achieve a minimum 10% Biodiversity Net Gain (BNG) through new planting and habitat enhancement.



# Q&A



## Have Your Say



Scan the QR code with your smartphone or visit our website:  
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Complete our feedback form.



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## Timeline

### Thursday 20<sup>th</sup> March 2025

Live Public Webinar with Q&A session.  
Consultation period opened 10<sup>th</sup> March 2025.

### Friday 28<sup>th</sup> March 2025

Deadline for comments. Consultation period closes at midnight.

### Mid Spring 2025

Submission of planning application to Harborough District Council.

### Autumn 2025

Expected determination of planning application by Harborough District Council.

Dates are indicative only and will be subject to change.

Land East of Beeby  
Road, Scraptoft

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Thank you.

**BLOOR HOMES**<sup>®</sup>