

# Harborough District Council

## Settlement Profile: Broughton Astley

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May 2015

## General Introduction

This settlement profile has been prepared as part of the evidence base for the preparation of the new Local Plan. The new Local Plan, which will cover the period 2011 – 2031, will review and replace existing Core Strategy policies.

New evidence in the [Strategic Housing Market Assessment](#) (2014) shows that the number of new homes needed annually across the District to 2031 is substantially higher than the figure set out in the Core Strategy. The new Local Plan will set out a strategy to meet these higher housing numbers, whilst ensuring that sustainable economic development is supported, infrastructure is delivered, local communities are protected, environmental capacity is respected, the quality of the built environment and heritage assets are protected and the level of development is not disproportionate to the size of the settlement and the level of services.

This profile seeks to summarise currently available evidence in relation to the settlement which, along with other evidence, will be used in determining the appropriate amount of development to be directed to the settlement to 2031. The profile does not seek to set out future policy as this will be done through the new Local Plan and any reference to Core Strategy policies is to provide context only.

Section D of the profile sets out the findings of the Strategic Housing Land Availability Assessment (SHLAA) for the settlement. It should be noted that the sites shown are not allocations and their inclusion in no way implies that planning permission for housing will be granted. Information in the SHLAA regarding potential sites will be part of a range of evidence used in deciding the appropriate scale of housing development for the settlement.

It is important to note that the profile only provides a snapshot of the evidence available for the settlement at a point in time. Every effort will be made to incorporate new evidence as it becomes available.

The settlement profile is split into the following sections:

- Introduction
- A) Transport and Communications
- B) Local Services and Facilities
- C) Natural Environment
- D) Built Environment
- E) Local Employment and Economic Activity
- Emerging Findings
- Appendix 1 (Maps)

# Broughton Astley Profile

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## Introduction

**General Location:** Broughton Astley parish lies to the west of the M1 in the western part of Harborough District adjacent to the border with Blaby District. Hinckley is 6 miles to the west of Broughton Astley and Leicester city centre some 9 miles to the north. The River Soar runs along the north western edge of the parish and Broughton Astley Brook runs south to north through the centre of the village.

Its relatively close proximity to the Leicester built up area has resulted considerable development over the past 40 years, with the population rising from 1,800 in 1968 to 8940 in 2011. The main settlement originates from two settlements, Primethorpe and Broughton, which over time became linked by development along Main Street and Station Road to form a single settlement. The overall elongated form of the settlement reflects this process, with the bulk of the development to the north and south with little in the central part of the village. Sutton in the Elms to the north forms part of the Broughton Astley local community but still retains an element of physical separation from the main village. The main shopping area lies in the northern part of the village and is relatively remote from the southern half of Broughton Astley. However the Community College and Village Hall are more centrally located.

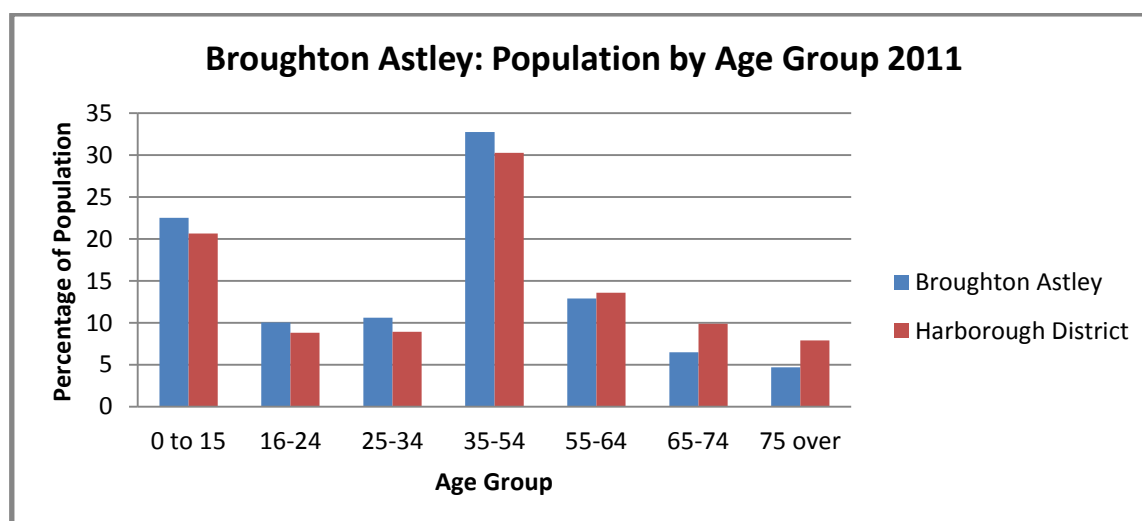
Broughton Astley is identified as a Key Centre in the Core Strategy, along with Lutterworth. As a Key Centre its role is to provide additional housing, employment, retail, leisure and community facilities to serve its own community and those in its catchment area. Policy CS16: Broughton Astley recognises that the provision of services and facilities has failed to keep pace with the pace of housing development in the village and encourages mixed use developments which ensure the provision of additional retail, community facilities or employment. This provided the strategic policy context for the preparation of the Broughton Astley Neighbourhood Plan which was 'made' early in 2014. As part of the preparation of the new Local Plan the role of Broughton Astley will be re-assessed and this paper looks into how the settlement functions and any constraints to further development that may exist as well as the local community's aspirations for their village.



## Key Statistics for Broughton Astley Parish (Census 2011):

- Population of 8940 persons (an increase of 650 or 7.8% since 2001 compared to an increase of 11.5% across the District over same period);
- 22.5% of population is in 0–15 age group whilst 11.2% of population is 65 or over;
- Number of dwellings is 3474, an increase of 9.3% since 2001;
- Number of households is 3422 (increase of 8.7% since 2001);
- 58.2% of households have 2 or more cars/vans whilst 7.1% of households have no car/van;
- 50.6% of occupied dwellings are detached (compared to 48.4% detached across the District);
- 84.9% of dwellings are owner occupied, 5.9% are social rented/shared ownership and 8.5% are private rented;
- 2.2% of population is black and minority ethnic (BME) compared to 1.4% in 2001;
- 63.6% of the population is Christian and 1.0% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh).

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

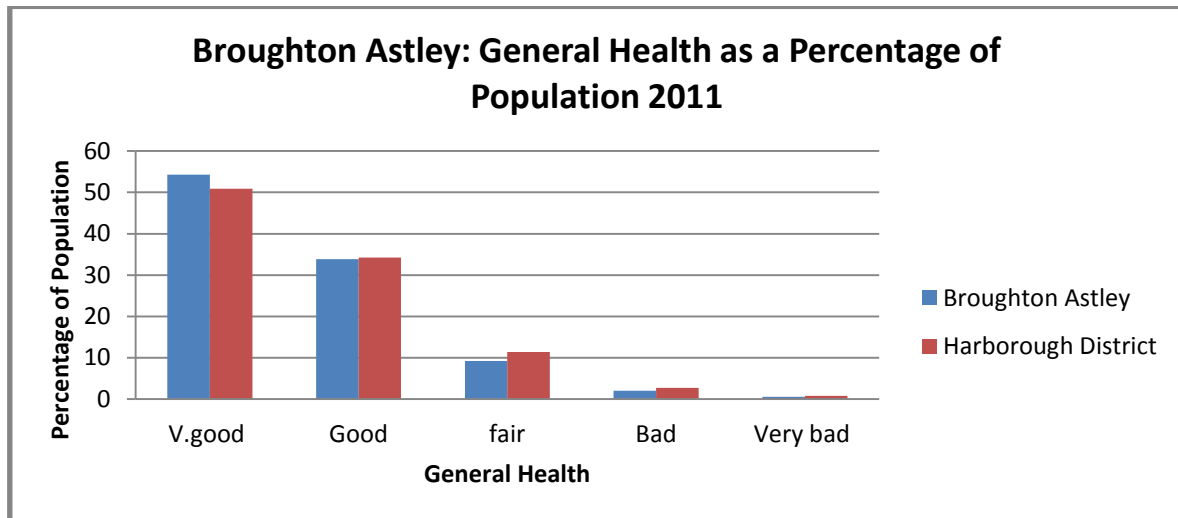


Source: ONS Census 2011

Broughton Astley has a relatively young population age profile compared to the District. Whilst all the age groups up to 55 are slightly above the District percentages, the most noticeable departure from the District levels comes in the 2 oldest age groups. Broughton Astley has 6.5% of its population in the 65-74 age group compared with the District's 9.9%. Similarly the percentage in the 75 and over age group is 4.7%, significantly less than the District figure of 7.9%.

**General Health:** The Census 2011 found that 2.6% of the resident population was in bad or very bad health, lower than Harborough (3.5%), the region (5.5%) and the national figure (5.4%). 4.4% of residents considered that their day-to-day activities were limited a lot through health or disability with a further 6.7% of the opinion that their activities were limited a little. Some 776 (8.7%) residents provided unpaid care

according to the 2011 Census, with 186 of these providing more than 20 or more hours of unpaid care per week.



Source: Census 2011

### Broughton Astley Parish Council:

- There are 16 Parish Councillors, 4 representing each Ward (Astley, Broughton, Primethorpe and Sutton). The most recent election was held in May 2011 with 13 places filled through the electoral process and 3 seats through co-option. Elections are due in 2015.
- Committees: Administration & Finance; Planning & Licencing; Neighbourhood Plan Deliver & Monitoring Group; Scrutiny; Personnel Sub-committee.
- Broughton Astley Neighbourhood Plan: Following a 89.2% 'yes' vote in the referendum, the Neighbourhood Plan was 'made' by the District Council in January 2014 and now forms part of the development plan for the District. The focus of the Neighbourhood Plan is to make the village more sustainable through the provision of improved services and facilities meaning that fewer trips out of the village are needed and ensure that as the village grows the appropriate level of services and facilities are in place. The main policies of the Neighbourhood Plan include:
  - Allocating land for 500 dwellings accompanied by the delivery of local infrastructure including recreational and leisure facilities, retail provision and employment opportunities;
  - Directing housing development away from flood zones 2 and 3;
  - Providing for a mix of affordable housing;
  - Supporting the existing village centre whilst promoting the provision of a new supermarket in a central location;
  - Protecting the existing employment area and allocating land for additional employment uses;
  - Seeking to reduce the reliance on private car usage;
  - Providing new, centrally located community/leisure facilities and an improved healthcare centre; and
  - The designation of several Local Green Spaces and an Area of Separation between Sutton in the Elms and Broughton Astley.

The Parish Council is now focussing on the implementation and monitoring of the Neighbourhood Plan

- Corporate Plan 2014 – 2019: The aim of the Corporate Plan is to give local residents in Broughton Astley a clear understanding of what the Parish Council is trying to achieve and how it intends to deliver its aims and objectives. The Plan sets out what the Parish Council intends to focus on over the next 5 years and in doing this will outline those areas that are and are not identified as priorities, as there may well be other public sector bodies better placed to deliver these services. The Corporate Priorities are as follows:
  - Safeguarding the well-being of all residents and creating a sense of community;
  - Ensuring the village is well cared for;
  - Providing leisure and recreational facilities adequate to meet identified needs;
  - Managing resources carefully to ensure these objectives are delivered as effectively, efficiently and economically as possible using effective partnerships where possible.

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

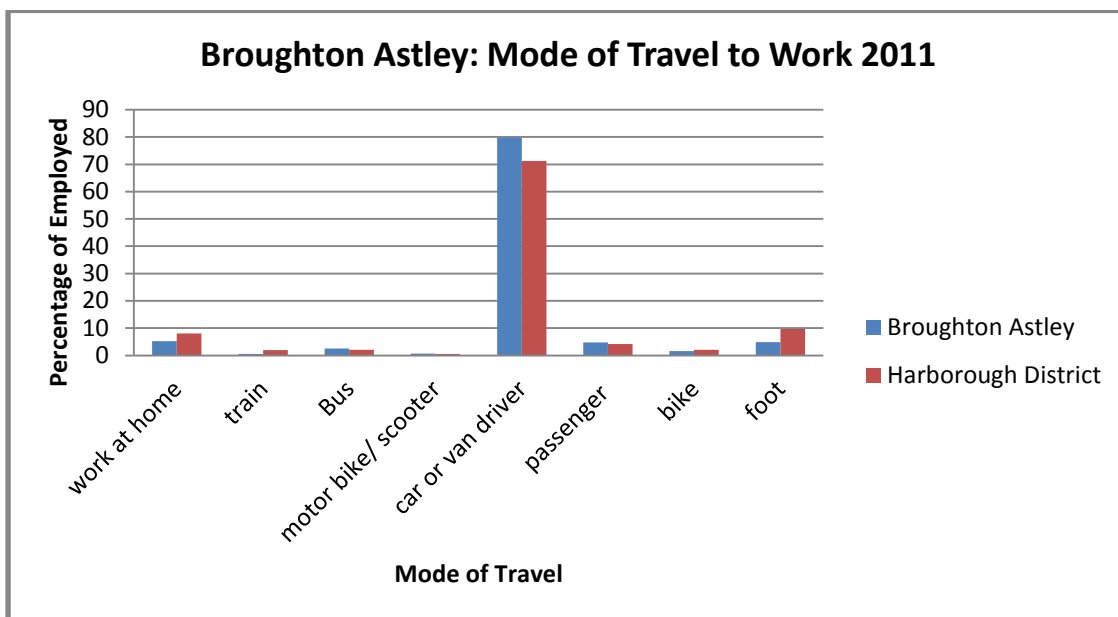
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## The next sections consider Broughton Astley's:

### A) Transport and Communications

- **Transport**
  - Rail: Nearest railway stations are Narborough (4 miles), Nuneaton (6.5 miles), Leicester (9 miles) and Rugby (10 miles).
  - Bus services/frequency:
    - X44 Hinckley Bus, Leicester – Fosse Park – Broughton Astley – Lutterworth – Rugby, Monday – Saturday daytime hourly service (no evening, Sunday or Bank Holiday service). See timetable at [http://www.arrivabus.co.uk/globalassets/documents/floating-pages/hinckleybus/from-23-august-2014/mdhcx44\\_23-august-2014-col.pdf](http://www.arrivabus.co.uk/globalassets/documents/floating-pages/hinckleybus/from-23-august-2014/mdhcx44_23-august-2014-col.pdf) and route at <http://www.arrivabus.co.uk/globalassets/documents/floating-pages/hinckleybus/from-23-august-2014/hinckleybus-x44-map-.pdf>.
    - 84/84A Arriva, Leicester – Blaby – Whetstone – Cosby – Broughton Astley – Dunton Bassett – Lutterworth, Monday – Saturday daytime every 20/40 mins, Monday – Saturday evenings hourly, Sunday daytime hourly. See timetable and route at <http://www.arrivabus.co.uk/Midlands/84-84a-85---leicester-to-lutterworth/>.
  - The Broughton Astley Community Bus is available and offers fortnightly shopping trips (door to door service) and other regular outings.

- Broughton Astley is covered by the Lutterworth Community Transport initiative which can provide transport for shopping, visiting friends & relatives, social activities, health appointments and in some cases for local hospital appointments for the elderly, those who find it difficult/impossible use public transport' the mobility impaired/disabled, and the rurally isolated.
- Travel to work: Almost 80% of people use a car or van to get to work, well above the District figure of 71%. This reflects the lack of realistic alternative ways of travelling to work and the lack of employment opportunities in the settlement. 5.2% of those in employment work from home or mainly from home at present, with 4.9% walking to work (compared to almost 10% across the District) and a further 1.6% cycling to work.



Source: ONS Census 2011

- **Road connections:** M1 junction 20 Lutterworth (6.5 miles), M1 Junction 21 (7 miles) and M69 Junction 2 (5 miles).
- **Broadband connectivity/coverage:** The majority of the village has fibre optic broadband coverage. The areas covered are due to be expanded later this year and into 2015. See <http://www.superfastleicestershire.org.uk/when-and-where/>
- **Movement around village/parking issues:** The neighbourhood planning process highlighted that; *public transport services to nearby population centres and facilities are poor and as a result the vast majority of journeys are made by private car; there is a lack of car parking facilities in the village centre to serve both the medical centre and shopping area; and more speed reduction measures are required within the village.*

- **Car Ownership:** Whilst the majority of households have access to at least one car or van, 6.8% of households do not have a car or van available for use, slightly down from the 2001 percentage (7.3%) and lower than the comparable District percentage of 11.8%, reflecting the lack of alternative transport options. During this same period the percentage of households with 3 or more cars has risen from 11.5% to 14.7%. The total number of cars in Broughton Astley parish increased from 5123 to 5861 (14.4% increase) from 2001-2011.
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## **B) Local Services and Facilities**

Broughton Astley currently has Key Centre status in the Harborough District Core Strategy (2011). This means that it is identified as a sustainable location for the provision of additional housing, employment, retail, leisure and community facilities to serve its community and its catchment area. Providing a good range of services and facilities is therefore important if a Key Centre is going to fulfil its role. Policy CS6 (Improving Town Centres and Retailing) sets out the District's retail hierarchy. This recognises Broughton Astley as a 'district centre' in view of the fact that it has a more limited range of services and facilities than Lutterworth (the District's other Key Centre but functioning as a town centre) and it caters for more localised needs. It has long been recognised that Broughton Astley does not have a range of shops and services commensurate with the size of its population. This is recognised in Core Strategy policy CS 16: Broughton Astley which set out the strategic context for the preparation of the Broughton Astley Neighbourhood Plan. The Neighbourhood Plan was made part of the development plan for Harborough District in January 2014 following a successful referendum result.

In line with the Neighbourhood Plan's aims to improve services and facilities for the community, the Council has resolved to grant outline planning permission for a mixed use development comprising up to 310 residential units; a food store (up to 2,450 m<sup>2</sup> gross) and petrol station; a community leisure/sports building; a medical centre; employment units (up to 5,500 m<sup>2</sup> in total) and a variety of areas for formal and informal sport and recreation, foot and cycle paths, sustainable drainage features, access roads and landscaping. The Section 106 agreement is pending for the consent.

The following analysis of services and facilities sets out what currently exists to see if it is still serving its local community and those in its catchment area as a Key Centre.

- **Key Services**
  - GP surgery (The Orchard Medical Practice, Orchard Road);
  - Library (permanent, Main Street);
  - Post Office (2: 82 Main Street; 134 Station Road (ATM));
  - Food stores (Co-op/ATM, 93 Main Street; Spar/ATM 82 Main Street; Foodmania/ATM (charge applies), Devitt Way; Mace, Main Street);
  - Primary schools (3 - Hallbrook; Old Mill; Orchard C of E);
  - Thomas Estley Community College\*;



- Pubs (White Horse/ATM (charge applies); Red Admiral; The Bull; George & Dragon; The Royal).
- **Other services/community facilities present:**
  - Pharmacy (46 Main Street);
  - Frolesworth Road Recreation Ground;
  - Play Areas (Croft Road and Devitt Way);
  - Village Hall/Parish Council Offices;
  - Private dentist;
  - Churches (Sutton in the Elms Baptist Church, St Mary's Church,);
  - Allotments (Western Willows, off Broughton Way);
  - Pre-school/day nurseries;
  - Cemetery (Frolesworth Road);
  - Care home;
  - Café/Restaurants;
  - Garden Centre.

\* The Thomas Estley Community College site is used extensively for community meetings, sports and adult learning as well as the 11-14 age group.

In late 2014 a decision in principle was made to convert TECC from a Middle School (11-14) to a Secondary School (11-16). A significant funding application has been made in a bid to build the required further 4 classrooms and large sports hall which would be required just for school uses, to cope with the increased number of pupils.

The increase in pupils will be temporarily from 750 to as high as 1,110 in the transition years, falling back to an agreed new intake of 900 pupils.

TECC also recently converted to become an academy.

Ofsted judged the college to be 'Outstanding'.

### **Infrastructure Capacity Issues:**

Early consultation with infrastructure providers identifies specific issues regarding:

- Impact on Broughton Astley GP practice. There is only 1 GP practice in Broughton Astley village. There is no capacity to accommodate additional growth until a new surgery is built. S106 contributions would be sought towards the provision of a new surgery;
- Capacity of primary school, 11-16 and post 16 educational establishments. There is no capacity to accommodate growth. S106 contributions towards a primary school extension and other school extensions would be sought;
- Shortfall in most types of most open space. Appropriate S106 contributions would be sought where a shortfall of open space is identified.
- Community facilities: S106 contributions will be sought to fund an range of community and sports facilities.

The existing range of services and the planned improvements to retail, employment, leisure, medical and housing provision support Broughton Astley's continued designation as a Key Centre. The delivery of improved GP facilities and capacity through the provision of a new medical centre is an infrastructure necessity for future

housing growth. No other insurmountable infrastructure constraints have been identified to date given that schools can be extended.

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## C) Natural Environment

**Landscape:** Broughton Astley is located within the Upper Soar Landscape Character Area, as set out in the Harborough District Landscape Character Assessment (2007), which overall is assessed as having medium capacity to accommodate new development. This means that overall the area is able to accommodate new development or change with some degradation of the existing landscape character but mitigation measures would be needed to address adverse landscape impacts.

A more detailed Landscape Character Assessment and Capacity Study was carried out for Broughton Astley in 2011. This assessed the capacity of the land on the edge of the existing settlement to accommodate development whilst respecting the landscape's character. The study found that the area least suitable for development in landscape terms (low capacity) is the area to the south of the settlement around and incorporating Clump Hill and incorporating part of the disused railway line. The landscape capacity map is included at Appendix 1

**Biodiversity:** The 2008 Phase 1 Habitat Survey found that the Broughton Astley is mainly comprised of arable fields with well managed hedgerows. Key features of importance to biodiversity were identified as the local brooks, the disused railway line and mature hedgerows and veteran trees to the north and south of the village, around Primethorpe Meadows Local Wildlife Site and south of Old Mill Road. These features provide important wildlife corridors. Water voles, white-clawed crayfish, bats and badgers are known to occur within the area. Other notable species recorded include kingfisher and mistletoe.

### Natural Environment Constraints in and around Broughton Astley:

Constraint	Present
<b>Area of Separation/Green Wedge</b>	Yes – BANP defines and designates an Area of Separation between Broughton Astley and Sutton in the Elms to prevent their complete coalescence.
<b>Tree Preservation Orders</b>	Group TPO: <ul style="list-style-type: none"> <li>• off Chestnut Close;</li> <li>• off Kiln Close;</li> <li>• at Byre Crescent Play Area.</li> </ul> Several individual TPOs: <ul style="list-style-type: none"> <li>• off St Mary's Close and at St Mary's Church;</li> <li>• at 32 Sutton Lane;</li> <li>• off Buzzard Close.</li> </ul>
<b>SSSI</b>	Closest SSSIs are to the north of the parish in Croft.

<b>Protected and Notable Species recorded in the Area</b>	Water voles, whiteclawed crayfish, bats and badgers, ponds with potential to support amphibian populations. Other notable species – kingfishers and mistletoe.
<b>Wildlife Corridors</b>	Disused railway; Broughton Brook; Brooks to south of BA; Mature hedgerows to north of village.
<b>Local Wildlife Sites</b>	To north of Cosby Road: <ul style="list-style-type: none"> <li>• Broughton Astley Hay Field – mesotrophic grassland</li> <li>• Primethorpe Meadows – mesotrophic grassland</li> <li>• Broughton Astley grassland (1) and (2) – mesotrophic grassland</li> </ul> Part of Broughton Brook at Church Close. Several along River Soar in north west of parish.
<b>Areas at risk of flooding</b>	Extensive swathe of land around the brook running north –south through the centre of Broughton Astley is in Flood Zone 2 and 3.
<b>Footpaths and Bridleways</b>	Village is well served by RoWs in all directions leading into open countryside.
<b>Other settlement/local features</b>	Disused sandpit in the south of the settlement. Brook and Disused railway are identified as a wildlife corridor in the Phase 1 Habitat Study (2008)

**Green House Gas Emissions:** The four wards in Broughton Astley have carbon emissions of 1.6, 1.8, 1.8, 1.9 tonnes per person (based on 2011 data) for domestic gas and electricity use. Most homes have access to gas, leading to lower emissions.

## D) Built Environment

**Number of Dwellings:** In 2011 there were 3474 dwellings in Broughton Astley, representing an increase of 9.3% since 2001 when there were 3177 dwellings recorded. This is below 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 3491 (2014).

**Completions, Commencements and Planning Permissions:** In the period April 2011 – March 2014 the Council recorded 6 completions and as of March 2014 there were 5 dwellings under construction and a further 61 with planning permission as of March 2014 (it should be noted that some of the completions may have been included in the Census figure).

The Council has also resolved to grant:

- Outline planning permission for a mixed use development comprising up to 310 residential units; a food store (up to 2,450 m<sup>2</sup> gross) and petrol station; a community leisure/sports building; a medical centre; employment units (up to 5,500 m<sup>2</sup> in total) and a variety of areas for formal and informal sport and recreation, foot and cycle paths, sustainable drainage features, access roads and landscaping. The Section 106 agreement is pending for the consent; and
- Planning permission for 199 dwellings on land at Coventry Road. The Section 106 agreement is pending for the consent.

**Housing Land Supply:** The recently completed 2014 Strategic Housing Land Availability Assessment (SHLAA) 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 Broughton Astley: 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)

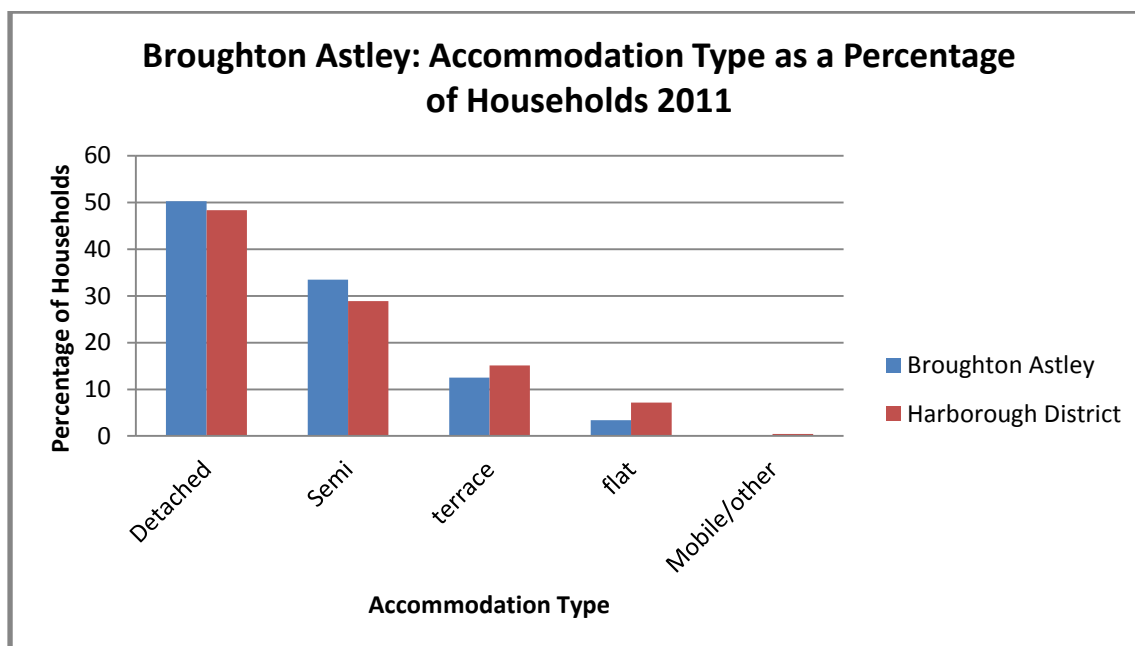
No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for Development (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
14	112.77ha	1774	378	593	503	300

A new call for sites for potential development took place early in 2015 and a SHLAA update is underway.

**House Prices:** Zoopla.co.uk estimates the average value of a property in Broughton Astley to be £220,000 (Nov 2014). The average price paid for a property over the past 5 years is £189,614 representing an increase of 11.75% over the same period.

**Tenure:** In terms of the housing stock in 2011, 84.9% was owner occupied, 5.9% social rented/shared ownership and 8.5% private rented. The owner occupier rate is significantly above the District percentage (78%). Whilst the proportion of owner occupation has fallen slightly since 2001, the percentage of private rented properties has increased from 4.7% in 2001 to 8.5% in 2011.

**Type:** In 2011 the number of households living in detached dwellings in Broughton Astley was 1731 (or 50.6% compared to 48.4% across the District). The proportion of households living in semi-detached or terraced houses/bungalows fell slightly from 47.9% in 2001 to 46%. Both terraced houses and flats are below the District percentages. 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 0.9% of households was without central heating which is slightly lower than the District figure of 1.4%. The proportion found to be living in overcrowded conditions (fewer bedrooms than required) was 1.1%, lower than the Harborough level (1.5%). Under occupancy (2 or more bedrooms than needed) stood at 46.6% and lower than the Harborough level of 49%.

**Households:** Of the 3422 households in Broughton Astley:

- 691 (20%) are one person households (compared to 20% in 2001 and 26% across the District);
- 524 (15%) are pensioner only households (compared to 14% in 2001 and 23% across the District);
- 288 (8%) are single pensioner households (compared to 8% in 2001 and 13% across the District);
- 200 (5.8%) are lone parent with dependent children households (compared to 4.4% in 2001);
- Average household size is 2.61 persons (compared to 2.63 in 2001);
- Average number of rooms per household is 6.3;
- 1302 (38%) have dependent children (compared to 30% across the District);
- Average number of bedrooms per household is 3.2.

### **Built Environment Features/Heritage Assets/Designations**

The table below sets out assets/features that need to be taken into account in considering development in and around the village.

<b>Settlement feature:</b>	<b>Occurrence</b>
<b>Conservation Area</b>	Broughton Astley does not have a Conservation Area
<b>Scheduled Monuments</b> <b>Listed Buildings:</b> <b>Grade I</b> <b>Grade II*</b> <b>Grade II</b>	None  None 1 - Church of St Mary 4
<b>Ridge and Furrow</b>	Not known
<b>Archaeological sites</b>	There are several areas of potential archaeological note and the County Council are consulted on any development proposals affecting these areas.
<b>Recreation/Play Grounds</b>	Frolesworth Road Recreation Ground Byre Crescent Play Area Devitt Way Play Area
<b>Local Green Space</b>  <b>Proposed Local Green Space</b>	Sites designated as Local Green Space in the Neighbourhood Plan:  <ul style="list-style-type: none"> <li>• Frolesworth Road Recreation Ground</li> <li>• War Memorial;</li> <li>• Cottage Lane;</li> <li>• Disused Railway.</li> </ul> No further areas have been identified as suitable for proposed Local Green Space designation as part of the New Local Plan
<b>Open Space, Sport and Recreation</b>	See map

## **E) Local Employment and Economic Activity**

**Retail:** As already mentioned the Core Strategy retail hierarchy identified Broughton Astley as a 'district centre' and supports the improvement and expansion of retail provision to enhance its role as a Key Centre and 'district' scale shopping centre. The Retail Study 2013 looked at Broughton Astley's existing retail provision and found that it had 48 shop units, (comprising 889 sq. m net convenience floorspace and 400 sq. m net comparison floorspace). Based on the number, scale and type of shops and services in Broughton Astley, the study supports the continuation of the 'district centre' designation.

The study found that Broughton Astley's vacancy rate is significantly below the national average, an indication that it has withstood the effects of the recession reasonably well but that demand from multiple retailers is likely to be weaker in the future. The approval of the mixed use planning application (including a new supermarket) recently reflects the study's findings that given the market share retention in Broughton Astley's catchment area of convenience expenditure is relatively low at 18%, there could be scope to increase this share. It also states that Broughton Astley is the most obvious area of deficiency in terms of food store provision within the District.

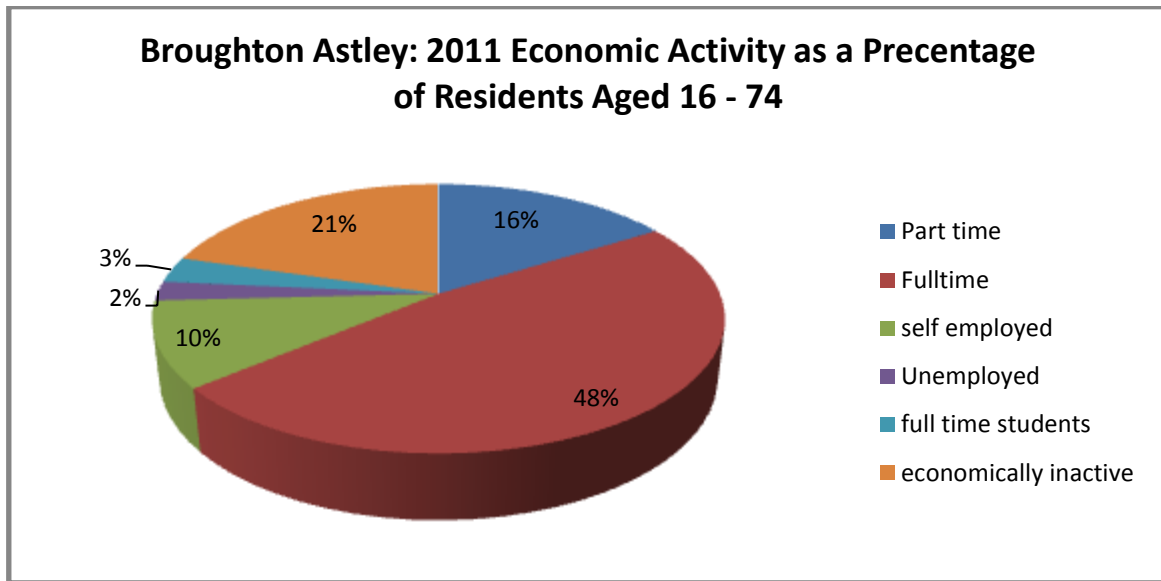
In terms of non food shopping the study found that Broughton Astley has a very small selection of comparison shops and most are small independent traders and shops selling lower order comparison goods, such as pharmaceutical goods, flowers and other day to day items. It also concluded that there is no major change required to the boundary of the Principal Shopping and Business Area (now defined in the Neighbourhood Plan). The Neighbourhood Plan is committed to supporting the shopping area and developing a village centre strategy which addresses issues such as the loss of ground floor premises to residential use; the lack of variety in shops and facilities; poor signage; and lack safe parking.

**Employment sites:** For the size of settlement, Broughton Astley has relative few employment premises. Swannington Road/Stancier Road Industrial Estate is the only employment area in the village and is protected as a Key Employment Area in the Neighbourhood Plan. In addition there are numerous small businesses, shops and services which provide limited local employment opportunities. The lack of local employment is reflected in the Census travel to work data which reports that of those employed (aged 16 to 74) only 4.9% of people walk to work, 1.7% cycle to work and 5.2% work from home (or mainly from home). All lower than the District figures. The proportion travelling to work by car at almost 80% is higher than most of Harborough's larger settlements and in part reflects the lack of local jobs.

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'. This identified Swannington Road/Stancier Road Industrial Estate (5ha) with its 30 units as the only employment site in Broughton Astley and recommended that it should be protected as a Key Employment Area. This is a recommendation that the Neighbourhood Plan took forward into its employment policy (E1) which seeks to protect the industrial estate.

Part of Broughton Astley's role as a Key Centre is to provide improved employment opportunities for local and surrounding communities. As part of the evidence base for a new Local Plan, Harborough District Council carried out an Employment Land Availability Assessment in 2012. For Broughton Astley one potential employment site was submitted for assessment, namely Land at Coventry Road/North of Broughton Way (7ha). The assessment found that the site had potential for employment and this is now in the Neighbourhood Plan as an allocation for employment use (commercial, industrial and retail (bulky goods only)). Employment units (up to 5,500 m<sup>2</sup> in total) also form part of the mixed use development on land north of Broughton Way which has outline planning permission (S106 pending). Additionally planning approval for a supermarket on the same site will provide local employment opportunities.

**Economic Activity:** In 2011, 79% of the population aged 16 – 74 in Broughton Astley was economically active, higher than the District figure (74%) and well above the national level of 69.6% and the regional level at 69.3%. The Census found that 2% were unemployed in the village compared to 2.5% across the District. Of the economically inactive, 54.2% were retired, lower than the District level of 59.4% and reflects Broughton Astley’s slightly younger age profile. The level of self employment at 10% is below the District rate of 13%. The chart below gives a breakdown of economic activity.

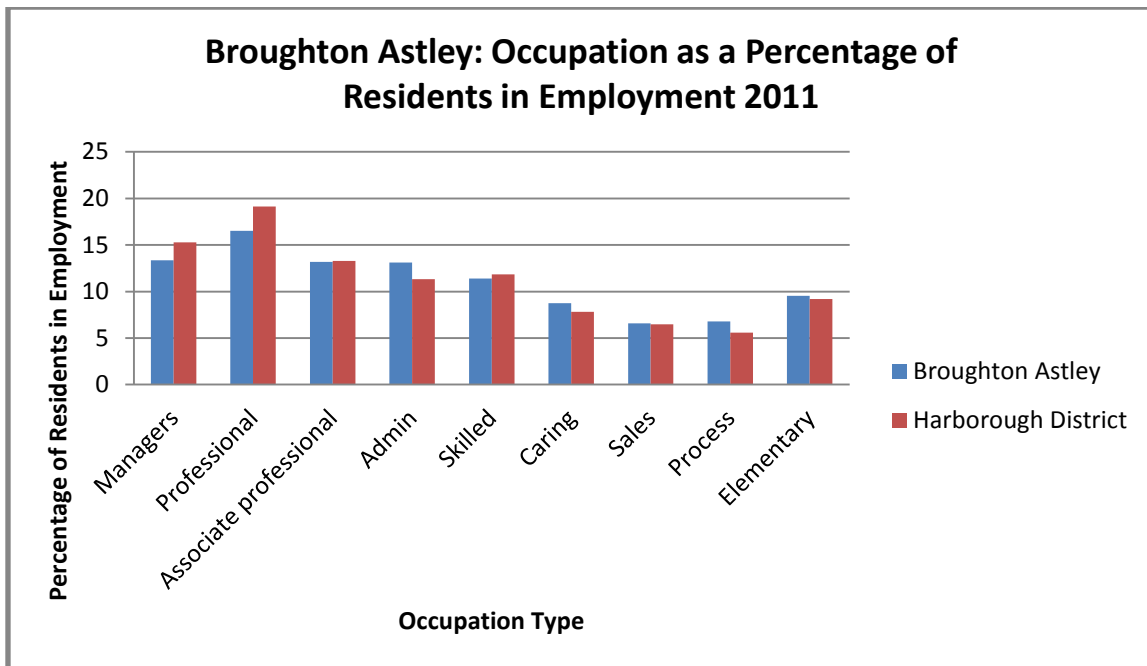


Source: ONS Census 2011

**Qualifications:** The proportion of residents without any qualifications in the 16+ age group was 15.5% (1078 persons), below the District level of 18%, the national figure of 22.5% and the regional figure 24.7%. The percentage of residents (16 and over) with a degree or higher degree was 15.6%, significantly below the District figure of 19.3%.

**Occupation:** In terms of occupation type the most noticeable differences when compared to the District levels are in the managerial and professional occupations. When combined 29.9% of those employed are in the managerial/professional occupations and at the District level this is 34.4%. However the percentage in these occupations is above the regional (25.8%) and national (28.3%) levels. The table below sets out the full range of occupation groupings.





Source: ONS Census 2011

## Emerging Findings

### Opportunities

Broughton Astley has reasonably good bus services (links to Leicester, Lutterworth and Rugby) and reasonable links to the major road network. Fibre optic broadband is widely available. The village has all the key services and a number of additional facilities. However, services and facilities have not kept pace with the growth in population and the Neighbourhood Plan for the parish seeks to address this issue by encouraging housing development which delivers significant improvements to leisure facilities, medical services, employment opportunities and retail facilities. These services have not yet been delivered; therefore the settlement is assessed on its current provision.

Broughton Astley has a relatively young population profile with numbers in the 65+ age groups well down on the District levels. House prices are relatively affordable and there is a high proportion of households with dependent children.

The economic activity rate among residents is higher than the District despite the lack of employment opportunities in the village. Self employment is relatively low as is the proportion working from home. Employment land is allocated in the Neighbourhood Plan.

2 large sites for housing development are allocated in the Neighbourhood Plan and the Council has resolved to approve both subject to S106 agreements. A high level of developable housing land across 14 sites has been identified through the SHLAA.

## **Constraints**

In terms of landscape, there is only one area to the south of the village identified as low capacity. An Area of Separation is identified in the Neighbourhood Plan between Broughton Astley and Sutton in the Elms to prevent coalescence.

There are significant areas in Flood Zone 2 and 3 running through the centre of the village. There are Local Wildlife Sites in and around the village and the brook and disused railway are important wildlife corridors.

There is no Conservation Area but a small number of listed buildings which need to be respected. 4 Local Green Spaces are identified for protection in the neighbourhood Plan.

Local primary and 11-16 schools have no capacity to meet growth. S106 contributions towards appropriate extensions will be required. A new GP surgery is also urgently required and this is recognised in the Neighbourhood Plan.

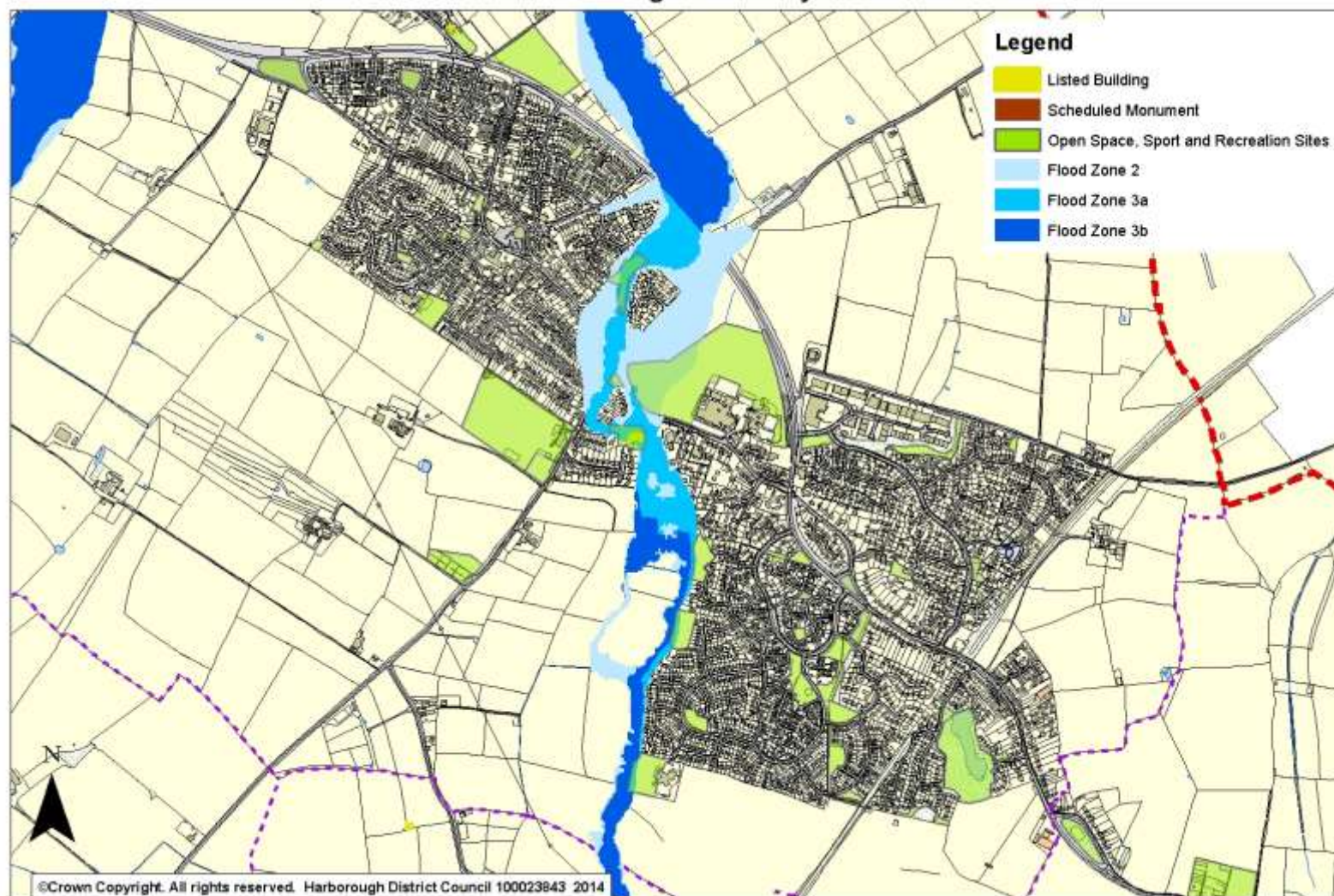
## **Overall Summary**

Broughton Astley has all key services but for the size of settlement has a limited range of additional services, facilities, shops and employment opportunities. Neighbourhood Plan policies aim to improve the range of services and facilities but these have yet to be delivered. Key Centre designation is still appropriate for Broughton Astley given its size and current services/facilities and planned improvements will strengthen its role. However, despite the substantial amount of housing land available, until the improved services and facilities are delivered and in use, further development is unlikely to be acceptable or sustainable in Broughton Astley.

## **Appendix 1: Maps showing**

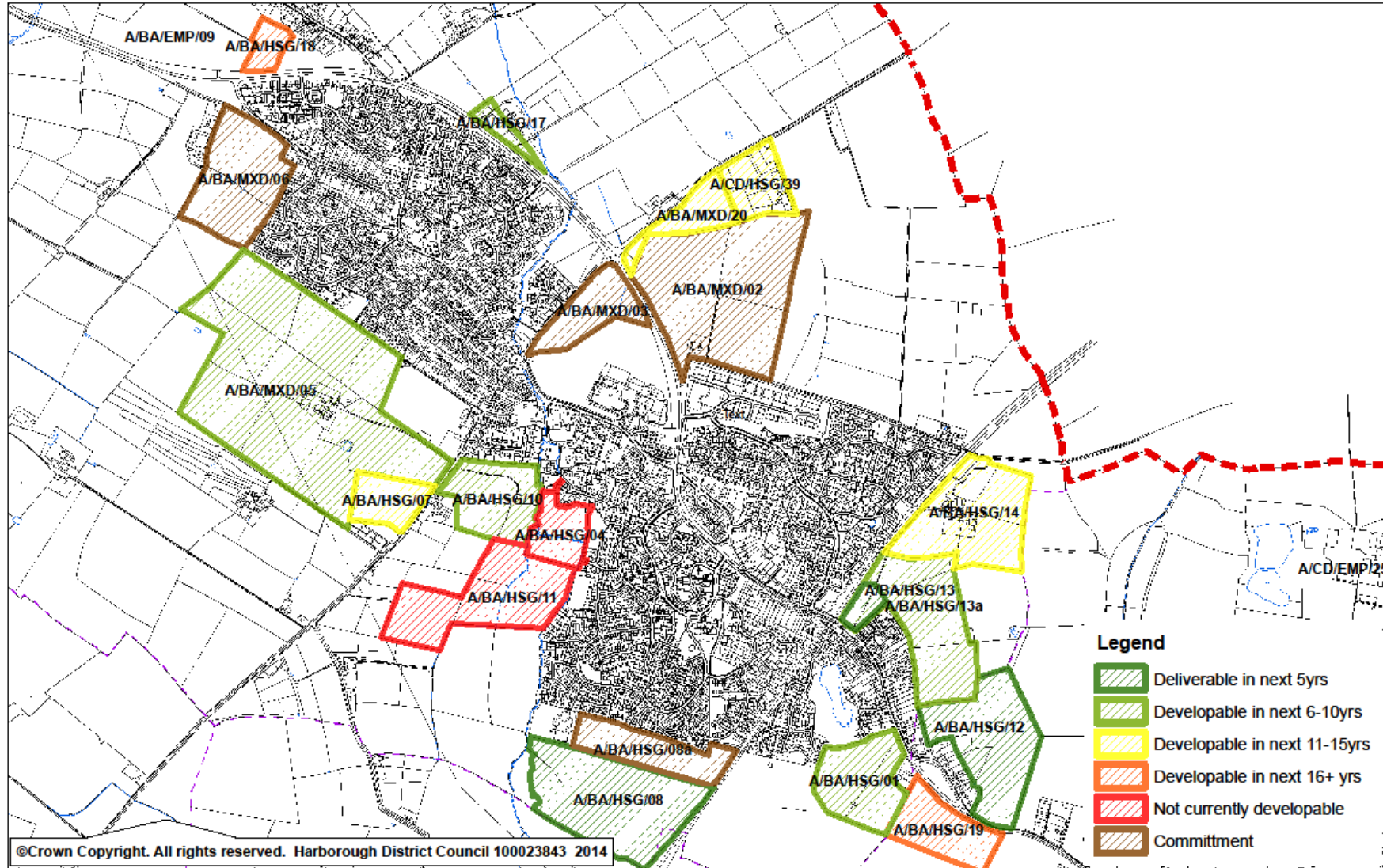
- **Listed buildings/scheduled monuments/open space, sport and recreation sites/flood zones**
- **SHLAA 2014 Broughton Astley Sites (please note that the map does not show all commitments – only those on sites submitted for consideration as part of the SHLAA)**
- **Broughton Astley Landscape Capacity**

## Broughton Astley



# SHLAA 2014 Broughton Astley Sites

The SHLAA does not allocate sites or pre-empt future plan making or related decisions by Harborough District Council.  
The SHLAA will inform the new Local Plan together with other evidence documents.



**Broughton Astley Landscape Capacity Map (taken from Broughton Astley and Lutterworth landscape Character Assessment and Landscape Capacity Study)**

